

SKRIPKA DRIVE, WOLVISTON COURT, BILLINGHAM, TS22 5EZ



- ▲ Extended & Improved Three Double Bedroom Detached House
- ▲ Popular Estate of Wolviston Court
- ▲ Open Plan Kitchen/Dine with Central Island & Granite Worktops

- ▲ Double Width Block Paved Driveway
- ▲ Front & Rear Gardens
- ▲ Lounge/ Sitting Room & Conservatory
- ▲ Two Modern Bath/Shower Rooms

Offers in excess of £295,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Substantially larger than its outward appearance would have you believe, this hugely impressive three bedroom detached has undergone extensive re-modelling and refurbishment over recent years to provide imaginative well planned and superbly presented accommodation.

Set on the ever popular estate of Wolviston Court, the property comprises entrance hall, lounge, hall, professionally converted garage to create an extra sitting room, open plan kitchen/diner with modern units and conservatory on the ground floor. The first floor has three double bedrooms and fantastic modern bath/shower rooms. Outside there is a double block paved driveway and a good sized rear garden that is not directly overlooked to the rear.

Other features include gas central heating with combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay.

LOUNGE - 6.2m (20'4") (max) x 3.38m (11'1") (max)
With radiator and double doors opening to the kitchen.

INNER HALL - With staircase to the first floor.

SITTING ROOM - 4.75m (max) x 5.6m (15'7") (max) x 18'4"

A professionally converted garage to create some extra living space and featuring woodgrain effect laminate flooring, radiator, LED downlights and under stairs storage cupboard.

CLOAKROOM/WC - Fitted with a modern two-piece suite comprising wash hand basin with mixer tap, dual flush WC, chrome towel rail, part tiled walls and woodgrain effect vinyl flooring.

OPEN PLAN KITCHEN DINER - 4.85m x 5.92m (15'11" x 19'5")

Definitely the heart of the home featuring shaker design modern units with granite worktop and central island, Stoves slot in range cooker with tiled splashback and electric extractor fan over, integrated washing machine, Belfast sink with extendable hose mixer tap, integrated microwave, vertical tube radiator, UPVC door to the rear garden, LED downlights, two Velux windows, double doors open to the lounge and UPVC French doors open to ...

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



SKRIPKA DRIVE, TS22 5EZ

CONSERVATORY - 2.95m x 2.67m (9'8" x 8'9")

With woodgrain effect laminate flooring, radiator and UPVC French doors open to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 3.2m (10'6") x 2.92m (9'7") excluding wardrobes

With radiator and built-in wardrobes with mirror sliding doors.

EN-SUITE - Fitted with a modern three-piece suite comprising shower cubicle, vanity unit with wash hand basin with mixer tap, dual flush WC, fully tiled walls and electric extractor fan.

BEDROOM TWO - 3.2m (max) x 3.73m (10'6" (max) x 12'3")

With radiator.

BEDROOM THREE - 3.07m x 2.18m (10'1" x 7'2")

With radiator.

BATHROOM - Fitted with a modern three-piece suite comprising tiled panelled bath with drench shower head over, shower attachment and mixer tap, wash hand basin, dual flush WC, part tiled walls, tiled floor, chrome towel rail and electric extractor fan.

EXTERNALLY

PARKING & GARDENS - To the front there is a block paved driveway and a lawned garden with flowerbed borders. Side gated access leads to the rear garden with flagstone patio area, lawn, summerhouse and outside tap.

AGENTS REF: - MH/LS/BIL250085/18022025

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



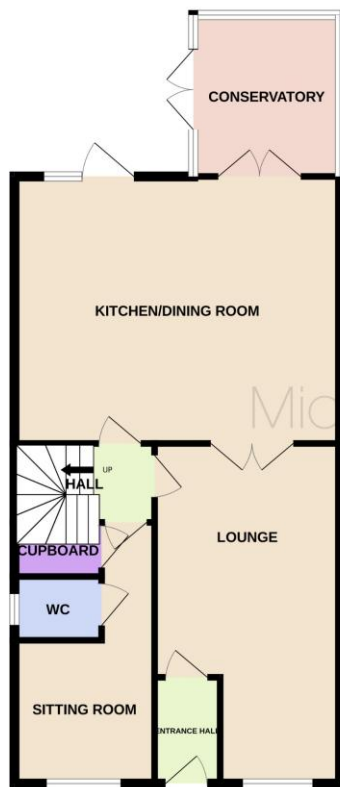
SKRIPKA DRIVE, TS22 5EZ



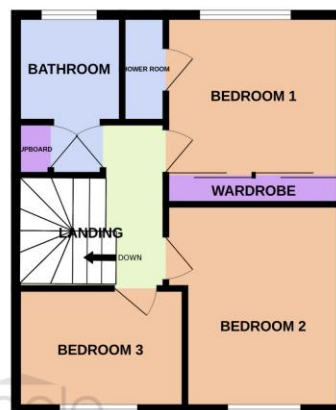
SKRIPKA DRIVE, TS22 5EZ



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Metagis (C202).

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions