



Sherburn Avenue
Billingham

£194,950

ENERGY RATING: D-61

A spacious dormer-bungalow offering versatile accommodation on this quiet road with a very private, South-facing rear aspect. The property boasts a welcoming entrance hall, large 16ft lounge with French doors opening to the garden, modern kitchen/diner with NEFF appliances, double bedroom, sunroom/lean to and a shower/wet room complete the ground floor. There are two further double bedroom to the first floor. Externally there is a long driveway, EV charging point, large detached garage with new remote-controlled roller door and a very private, South facing rear garden backing onto playing fields. Ideally suited to a wide range of buyers, this attractive home combines practical living space with some particularly desirable features. Energy Rating: D-61. Council Tax Band: B (£2,031.08).



- Spacious Dormer Bungalow • Three Double Bedrooms • 16ft Lounge with French Doors to Garden • Modern Kitchen/Diner

Entrance Hall

UPVC entrance door with oval shaped leaded light and UPVC side panel, staircase to first floor, understair storage cupboard and a radiator.

Lounge

4.88m x 4.24m (16'0" x 13'10")

Rear aspect UPVC double glazed French doors opening to the garden, coving and a radiator.



Kitchen/Diner

3.63m x 4.23m (11'10" x 13'10")

Front aspect UPVC double glazed window, a range of white high gloss base & wall units with black granite effect worksurfaces incorporating a 1½ bowl sink & mixer tap, NEFF induction hob with glass splashback & extractor hood over, built-in NEFF 'slide & hide' oven, space & plumbing for washing machine, larder cupboard housing recent boiler, laminate flooring and a modern column radiator.



Bedroom One

3.84m x 3.41m (12'7" x 11'2")

Fitted sliding wardrobes, radiator and a window & door leading to:

Sun Room/Lean To

1.77m x 3.41m (5'9" x 11'2")

Timber construction with side aspect door opening to the garden.



- Quiet Rear Garden with Mature Planting
- Very Private South-Facing Rear Aspect
- EV Charging Point & Off-Street Parking



Shower/Wet Room

Front aspect UPVC double glazed window, walk-in enclosure with Mira electric shower, pedestal wash basin, low level WC, wet room floor, UPVC clad walls, extractor fan and a chrome heated towel rail.

First Floor Landing

Airing cupboard and loft hatch.

Bedroom Two

5.35m x 4.27m (max.) (17'6" x 14'0" (max.))

Rear aspect UPVC double glazed window, a range of fitted wardrobes & cupboards with matching dressing table, access to eaves storage and a radiator.



Bedroom Three

3.03m x 3.39m (9'11" x 11'1")

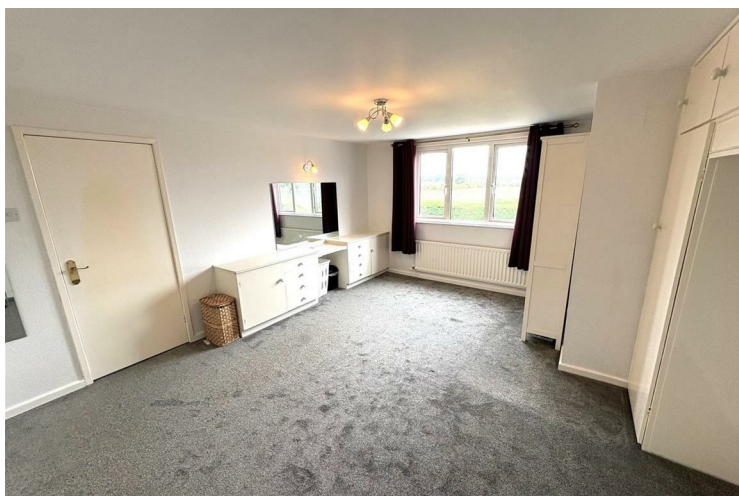
Rear aspect UPVC double glazed window, fitted wardrobe and a radiator.



Externally

There is a small walled garden to the front of the property with a driveway to the side providing off-street parking with the added benefit of an EV charging point and leads to a larger than average detached garage (7.14m x 3.15m) with newly fitted remote controlled roller door, power & lighting. To the rear is a very private, South facing garden with lined by mature shrubs & trees with lawn, patio & gravelled areas and two wooden garden sheds.

- Large Garage with Remote Roller Door • Energy Rating: D-61 • Council Tax Band: B (£2,031.08)

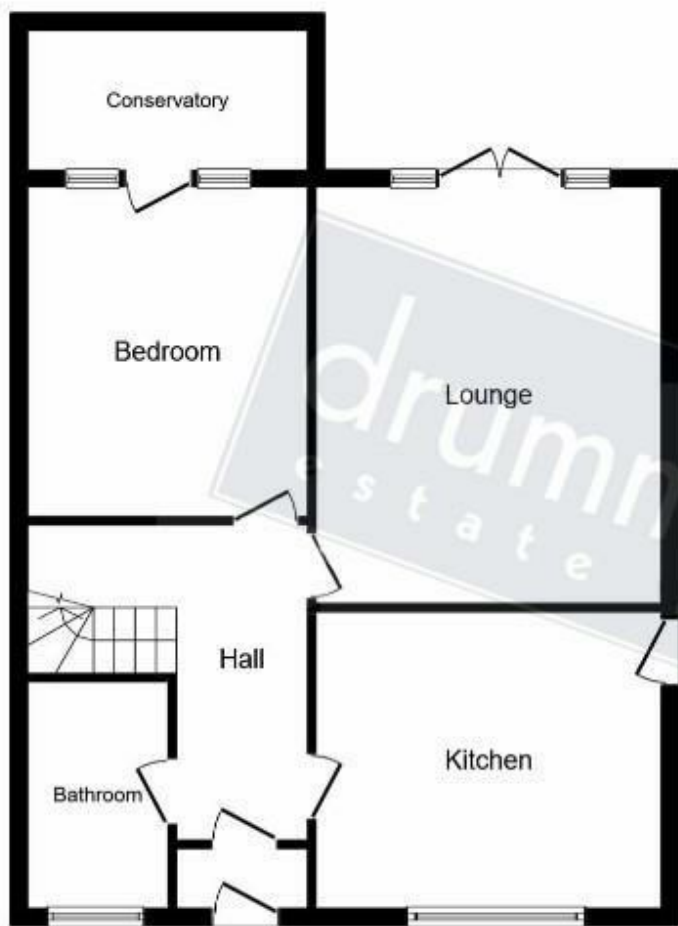




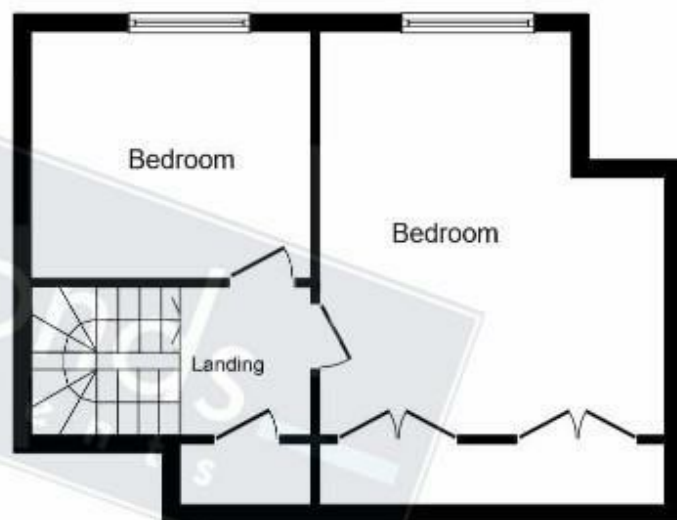
Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - 1185.00 sq ft
Tenure - Freehold



Ground Floor



First Floor

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds
estate agents