Open House
estate agents

De La Mare Drive, Billingham, TS23 3YT

Offers Over £200,000

PRICE CHANGE
Nestled in the charming area of De La Mare Drive, Billingham, this delightful detached house offers a perfect blend of comfort and practicality. Built in the 1990s, this property spans an impressive 1,023 square feet.

The home features three well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. The single reception room is a welcoming space, ideal for relaxation or entertaining guests. The property also boasts a modern bathroom, designed for both functionality and style.

One of the standout features of this residence is the sun room, a versatile additional living area constructed with UPVC and a solid tiled roof. This bright and airy space is adorned with laminate flooring and fitted blinds, making it suitable for year-round enjoyment. French doors lead directly to the garden, seamlessly blending indoor and outdoor living, perfect for those sunny days or quiet evenings.

For your convenience, there is parking available for one vehicle, ensuring ease of access to your home. The property is situated in a pleasant neighbourhood, making it an ideal choice for families or

Entrance Hall 2'8" x 6'4" (0.83 x 1.95)

Accessed via a modern composite entrance door with side panel, the welcoming entrance hall features attractive laminated flooring, coving to the ceiling and a radiator with decorative cover, creating a neat and well-presented first impression.

Living Room 10'10" x 17'10" (3.32 x 5.46)

A well-proportioned and inviting reception room featuring engineered oak flooring and a stylish feature fireplace with gas fire. The room benefits from a UPVC double-glazed front window providing plenty of natural light, along with coving to the ceiling and two radiators for comfort. Patio doors open through to the sun room, with an attractive Georgian-style glazed door adding further character and flow to the living space.

Kitchen/Dining Room 10'1" x 17'11" (3.08 x 5.47)

A spacious and practical kitchen/dining room fitted with a range of oak wall and base units, incorporating a fitted gas hob and electric oven. The kitchen benefits from two UPVC double-glazed windows providing good natural light, along with a UPVC rear door giving direct access to the garden. The adjoining dining area features attractive engineered oak flooring and offers ample space for a family dining table. Additional features include a useful built-in cupboard with shelving, understairs storage, coving to the ceiling and an elegant Georgian-style glazed door.

Sun Room 10'0" x 11'5" (3.07 x 3.48)

A bright and versatile addition to the property, the sun room is constructed with UPVC frames and benefits from a solid tiled roof and fitted blinds, allowing for comfortable year-round use. The room features laminate flooring and French doors opening directly onto the garden, making it an ideal space for relaxing or entertaining while enjoying views of the outdoor area.

Bedroom 1 8'7" x 12'7" (2.62 x 3.84)

A well-presented double bedroom featuring a UPVC double-glazed window and an open cupboard providing useful storage. The room is enhanced by feature mirrored panels to the side of the bed, along with coving to the ceiling, an oak internal door and a radiator, creating a comfortable and stylish main bedroom.

Bedroom 2 8'6" x 9'4" (2.60 x 2.87)

A further well-proportioned bedroom featuring a UPVC double-glazed window and laminate flooring. The room benefits from an open cupboard with shelving providing useful storage, along with a radiator and an oak internal door, making it ideal as a guest bedroom, child's room or home office.

Bedroom 3 9'2" x 11'1" (2.80 x 3.4)

A neatly presented third bedroom featuring a UPVC double-glazed window and a built-in wardrobe offering useful storage. The room also benefits from coving to the ceiling, a radiator and an oak internal door, making it a versatile space suitable for a child's bedroom, nursery or home office.

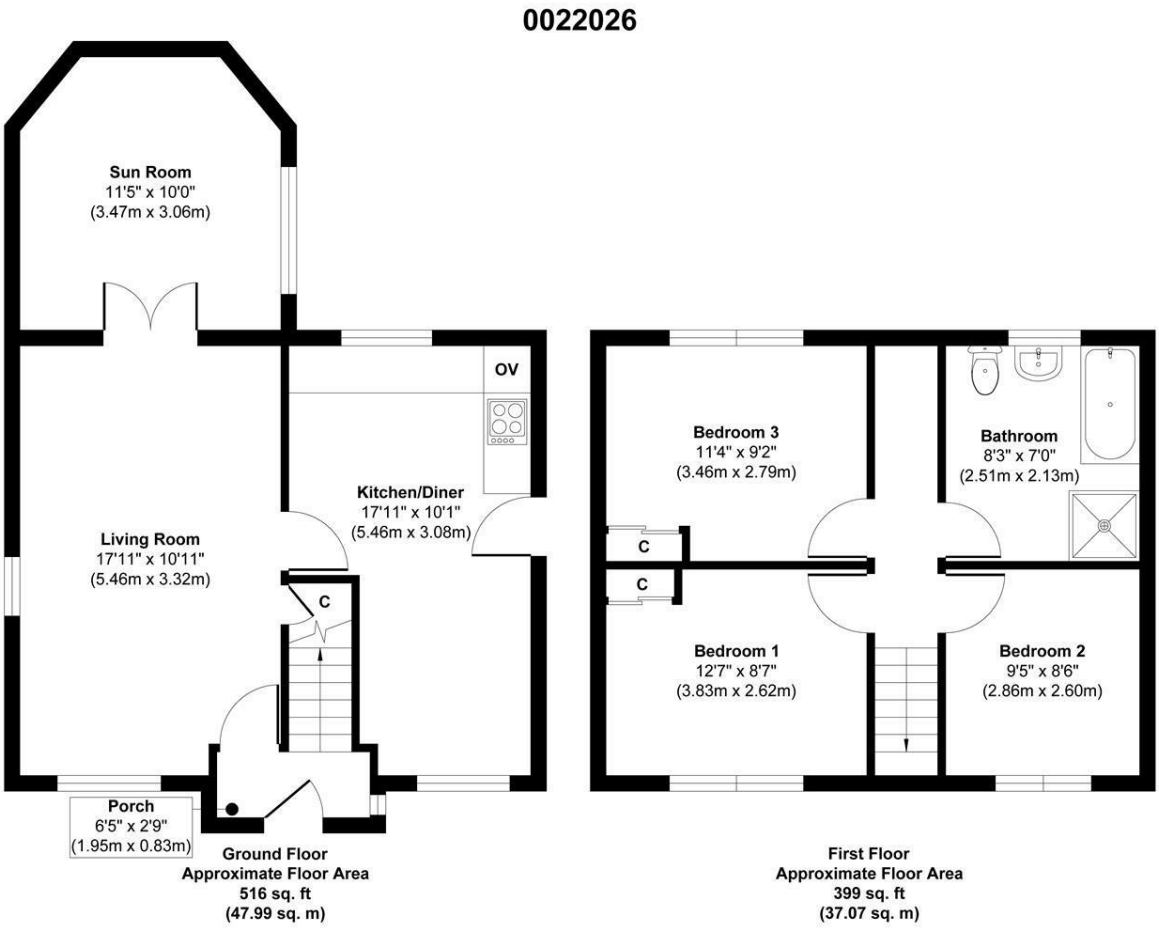
Bathroom 7'0" x 8'3" (2.14 x 2.52)

A modern and well-appointed bathroom fitted with a white suite comprising a bath, walk-in shower, WC and hand basin. The room features cushion flooring, a heated towel rail and a striking half mirrored wall feature, adding both style and practicality. Additional benefits include a UPVC double-glazed window and an oak internal door, providing natural light and ventilation.

Garage

The property benefits from a single detached garage providing secure storage or parking, along with off-street parking.

Floor Plan

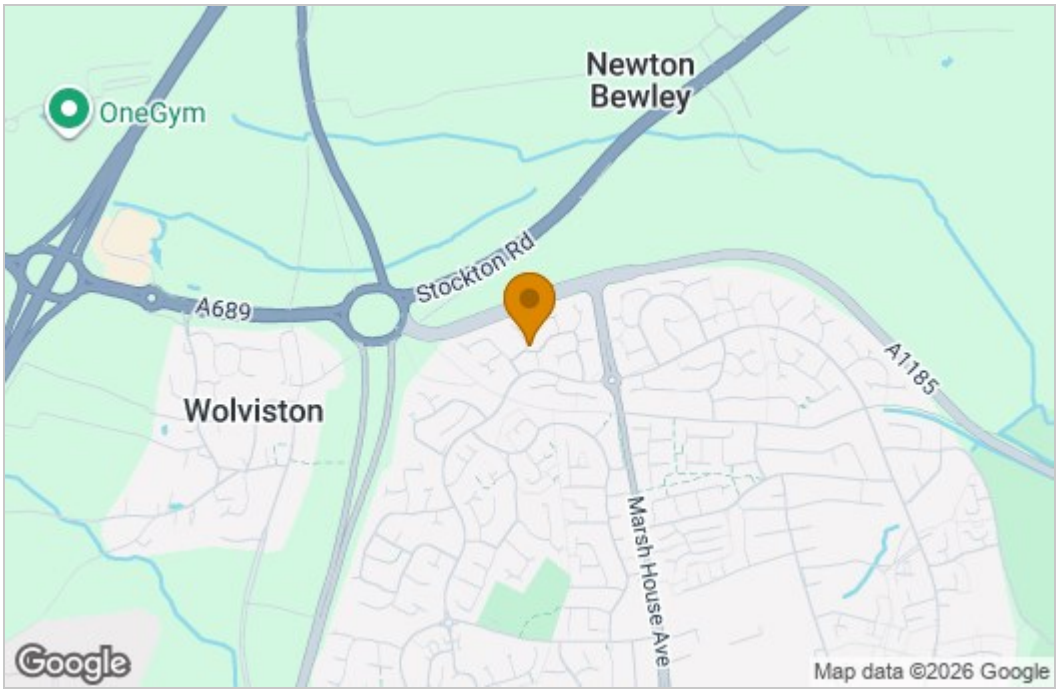


Approx. Gross Internal Floor Area 915 sq. ft / 85.06 sq. m

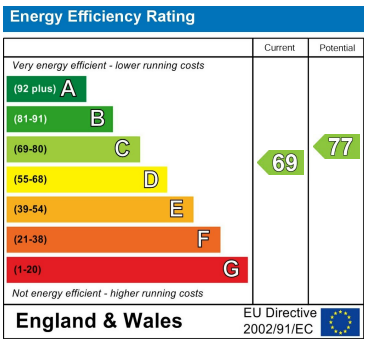
Illustration for identification purposes only, measurements are approximate, not to scale.

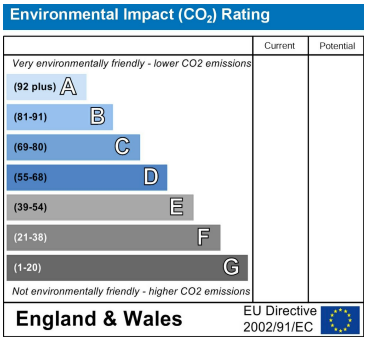
Produced by Elements Property

Area Map



Energy Efficiency Graph





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