

## LAX TERRACE, WOLVISTON VILLAGE, BILLINGHAM, TS22 5LE



- ▲ Hugely Impressive & Really Spacious Detached Property
- ▲ Delightful Wolviston Village Surroundings
- ▲ Sitting on a 0.20 Acres Plot with a Surrounding Walled Wraparound Garden
- ▲ Three Spacious Double Bedrooms & Roomy Single
- ▲ 18ft x 12ft Garage, Driveway & Further Detached Garage
- ▲ Generous Lounge with Bi-Fold Doors, Dining Room & Sitting Room
- ▲ Recently Renovated to a High Standard with Brand New Kitchen & Bathroom
- ▲ Downstairs WC & Utility Room

**£595,000**

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This fabulous self-build four bedroom detached house offers more than meets your eye with spacious accommodation throughout!!

It sits wonderfully well in the heart of Wolviston Village with a large 0.20 acres plot and the property has recently been brought back to the 21st century with brilliant renovation that has seen a brand-new kitchen, bathroom, flooring, and windows to name just a few.

The interior has neutral décor throughout and comprises spacious entrance hall with cloakroom WC, main lounge with bi-fold doors opening onto the garden, dining room, further sitting room, kitchen with a fabulous range of modern Shaker design units and useful utility room. The first floor has a large landing with plenty of storage, three generous double bedrooms, further roomy single, bathroom with modern four piece suite and further WC. There is a walled wraparound garden circling the property, driveway, 18ft x 12ft garage and another detached garage.

Other features worthy of a mention include gas central heating with combi boiler, and UPVC double glazed windows and doors.

## **GROUND FLOOR**

### **ENTRANCE HALL**

UPVC double glazed entrance door to a spacious entrance hall with two radiators, under stairs storage cupboard, further storage cupboard, thermostat heating control and staircase to the first floor.

**DOWNSTAIRS WC** - Newly fitted two-piece suite with vanity sink unit with wash hand basin and mixer tap over, low level WC, part tiled walls and woodgrain effect laminate flooring.

### **LOUNGE - 5.8m x 4.4m (19' x 14'5")**

With cast iron fireplace in stone surround with marble hearth, radiator and bi-fold doors marry up outside with in.

### **DINING ROOM - 3.48m x 3.05m (11'5" x 10')**

With radiator.

### **SITTING ROOM - 3.78m x 2.74m (12'5" x 9')**

With radiator.

**TO VIEW: Tel: 01642 955140**

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### KITCHEN - 5m x 3.48m (16'5" x 11'5")

Newly fitted kitchen with shaker design wall, drawer, and floor units with complementary marble effect work surface, one and a half bowl stainless steel inlay sink with drainer and mixer tap, four ring gas hob with subway tiled splashback and electric extractor fan over, integrated electric oven, integrated fridge and freezer, plumbing for washing machine, subway tiled walls, and woodgrain effect laminate flooring.

### UTILITY ROOM - 3.38m x 2.82m (11'1" x 9'3")

With shaker design floor units, complementary marble effect work surface, stainless steel sink with drainer and mixer tap over, plumbing for washing machine and dryer, subway tiled splashback and large airing cupboard housing the combination boiler.

### FIRST FLOOR

#### LANDING

A spacious landing with two storage cupboards.

#### WC

With low level WC and woodgrain effect laminate flooring.

### BEDROOM ONE - 4.1m x 3.48m (13'5" x 11'5")

With radiator.

### BEDROOM TWO - 3.48m x 3.48m (11'5" x 11'5")

With radiator.

### BEDROOM THREE - 3.48m (max) x 3.23m (11'5" (max) x 10'7")

### BEDROOM FOUR - 2.62m x 2.18m (8'7" x 7'2")

With radiator.

#### BATHROOM

Fitted with a modern four-piece suite comprising corner shower unit with glass sliding door and tiled splashback, panelled bath with mixer tap over, wash hand basin with mixer tap, part tiled walls, woodgrain effect laminate flooring and chrome towel rail.

### EXTERNALLY

#### GARDENS

The property sits on 0.2 acre plot with wraparound walled garden which is mainly laid to lawn with hedge rows adding further privacy, large tree, rear gated access, and bush borders.

### GARAGE ONE - 5.8m x 3.68m (19' x 12'1")

A tarmac driveway leads to the first garage with barn style double doors, power, and light.

**DETACHED GARAGE** - A further detached garage features barn style doors and window.

**AGENTS REF:** - MH/LS/STO220753/17112022

**Council Tax Band:** G      **Tenure:** Freehold



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**TO VIEW:** Contact our Billingham Office on Tel: **01642 955140**  
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