



Sacrison Close  
Billingham

£280,000

ENERGY RATING: D-67

Rarely available to the market, this extended three-bedroom detached bungalow occupies a large and particularly private plot at the head of a quiet cul-de-sac. Offering spacious and versatile accommodation including a generous 19ft lounge, conservatory and three well-proportioned bedrooms, the property also benefits from extensive off-road parking, a detached double garage and a private enclosed rear garden. Ideally positioned close to Billingham town centre and transport links, the property is offered for sale with no forward chain and represents an excellent opportunity for those seeking spacious single-storey living in a convenient yet peaceful setting.



- Rarely Available Property • Extended Detached Bungalow • Two / Three Bedrooms • 19 ft. Lounge & Conservatory

## Entrance Hall

Wooden entrance door with feature lights, cloaks/storage cupboard, coving and a radiator.

## Lounge

**3.83m x 6.04m (12'6" x 19'9")**

Rear aspect UPVC double glazed window, feature fireplace with marble hearth & an inset electric fire, coving to ceiling, two radiators and patio doors leading to:

## Conservatory

**3.45m x 3.37m (11'3" x 11'0")**

Brick dwarf wall & UPVC construction with two sets side aspect UPVC double glazed French doors opening to the garden, feature fan light and a radiator.

## Dining Room/Bedroom Three

**2.51m x 3.63m (8'2" x 11'10")**

Front aspect UPVC double glazed window, coving and a radiator.

## Kitchen

**2.49m x 3.67m (8'2" x 12'0")**

Front aspect UPVC double glazed window, a range of base & wall units with rolled worksurfaces & tiled splashbacks incorporating a stainless steel sink & mixer tap, gas hob with oven below and extractor hood over. Space & plumbing for washing machine, space for fridge/freezer, recent Baxi combi boiler and a radiator.

## Cloakroom/WC

Front aspect UPVC double glazed window, vanity unit housing wash basin, low level WC, tiled splashbacks and a radiator.



- Large & Very Private Plot • Popular & Quiet Cul-de-sac • Extensive Drive & Double Garage • No Forward Chain!! • Energy Rating: D-67 • Council Tax Band: D (£2,611.39)



## Inner Hall

Air cupboard with radiator and access to loft.

## Bedroom One

5.67m x 3.20m (18'7" x 10'5")

Rear aspect UPVC double glazed window, fitted wardrobes, coving and two radiators.

## Bedroom Two

3.46m x 2.83m (11'4" x 9'3")

Front & side aspect UPVC double glazed windows and a radiator.



## Bathroom/WC

4.69m x 2.00m (15'4" x 6'6")

Rear aspect UPVC double glazed window, panel enclosed bath with mixer tap & showerhead and a thermostatic mixer shower over, walk-in double enclosure with Mira electric shower, vanity unit housing wash basin, low level WC, fully tiled walls, chrome heated towel rail and a radiator.

## Externally

Set on a large and private plot at the head of the very quiet cul-de-sac with an extensive lawn to the front, a double driveway providing parking for up to four vehicles and leads to a detached garage (5.15m x 5.39m) with two up & over doors, power & lighting and a rear door giving access to the garden. To the rear is a very private enclosed garden with lawn and patio areas, wooden garden shed and is lined by mature, plants, shrubs and bushes.







## Additional Information

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

**Floor Area** - 970.00 sq ft  
**Tenure** - Freehold



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                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      | 78                      |
| (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

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