



Blasson Way, Billingham  
£440,000



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£440,000

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## Key Features

- Executive Detached Dorma Bungalow
- Four Double Bedrooms
- Immaculately Presented Throughout
- Uninterrupted Countryside Views
- Solar Panels
- Sought After Village Location
- EPC rating TBC
- Current Council Tax Band E





An executive four double bedroom detached dormer bungalow, immaculately presented throughout and enjoying open countryside views on the edge of the highly sought-after village of Billingborough. This beautifully maintained home is full of character and offers spacious, versatile accommodation, with a welcoming entrance hall leading to a bright lounge with log burner and doors opening onto the rear garden, a dining room with bay window, a well-appointed kitchen with breakfast bar and separate utility, along with a study, WC and a generous ground floor bedroom with en suite. To the first floor, an impressive master suite features a dressing room and en suite, alongside two further double bedrooms and a family bathroom. Externally, the property benefits from ample off-road parking to the front with access to a double garage, while the rear garden is a superbly presented space that must be viewed to be fully appreciated.

### Entrance Hall

With small porch area with Double Entrance Doors, leading to Entrance Hall with part glazed door, storage cupboard under stairs, BT point, tiled flooring and radiators.

### Lounge

4.47m x 7.23m (14'8" x 23'8")

Having feature brick built fire place with log burner, TV and BT point, French doors and window to rear garden, tiled flooring and radiator.

### Breakfast Kitchen

4.05m x 3.39m (13'4" x 11'1")

With a range of base and eye level units with work surface over, AGA Oven with 6 Ring Gas Hob and extractor hood over, double sink with mixer tap and drainer, integrated dishwasher, island with further storage and breakfast bar, window to rear aspect and radiator.

### Dining Room

3.09m x 2.97m (10'1" x 9'8")

With bay window overlooking the rear garden, tiled flooring and radiator.

### Utility Room

1.98m x 2.63m (6'6" x 8'7")

With base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, space for further under counter appliance, space for freestanding fridge and separate freezer or American style fridge freezer, door to side and radiator.

### Cloakroom

With low level wc, hand wash basin and radiator.

### Bedroom One

4.32m x 3.96m (14'2" x 13'0")

With window to front aspect with fitted shutters, radiator.

### En Suite

Three piece suite comprising mains fed shower, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.





### Study

2.17m x 3.15m (7'1" x 10'4")

With window to front aspect and radiator.

### Garage

5.47m x 5m (17'11" x 16'5")

With electric up and over garage door, loft space which is boarded, Solar Panel controls.

### Landing

With stairs taken from Entrance Hall, small smug/seating/reading area, airing cupboard and window to front aspect.

### Bedroom One

4.55m x 6.57m (14'11" x 21'7")

With window to rear aspect, ample space throughout the rear for different options of use, two radiators. Dressing Room measuring 2.11m L x 4.30m W.

### En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, radiator, window to front aspect and extractor fan.

### Bedroom Two

3.37m x 3.51m (11'1" x 11'6")

With window to rear aspect and radiator.

### Bedroom Three

3.36m x 3.63m (11'0" x 11'11")

With window to rear aspect and radiator.

### Bathroom

Three piece suite comprising paneled bath, hand wash basin, low level wc, radiator, velux window to front aspect and extractor fan.



## Solar Panels

Please note the solar panels are owned.

## Outside

To front with dwarf brick wall, ample parking leading to double garage, low maintenance frontage laid to gravel with side access to rear garden. The rear garden is a particular feature of the property, with a large seating area leading from the property, further laid to lawn with a summer house, to side with lean to providing covered seating if required. To rear with a generous sized vegetable patch.

## Agents Note

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# Floorplan



Total area: approx. 240.1 sq. metres (2584.9 sq. feet)  
16 Blasson Way, Billingborough



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