



NO ONWARD CHAIN

Situated within the highly sought-after Wynyard Estate, this beautifully presented three-bedroom detached family home offers stylish and spacious accommodation throughout.

The property briefly comprises an inviting entrance hallway, convenient cloakroom/WC, comfortable lounge, and an impressive open-plan kitchen and reception area, creating the perfect space for modern family living and entertaining.

To the first floor, there is a contemporary family bathroom, a generous principal bedroom with en-suite facilities, and two further well-proportioned bedrooms, two of which benefit from fitted wardrobes.

Occupying a pleasant cul-de-sac position on Londonderry Close, the property enjoys a peaceful setting while remaining within easy reach of local amenities, highly regarded schools, shops, and leisure facilities. Excellent transport links via the A19 and A1 are also nearby, making this an ideal location for commuters.

Early viewing is highly recommended to fully appreciate all that this wonderful family home has to offer.

Londonderry Close, Billingham, TS22 5WD

3 Bedroom - House - Detached

£320,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: E



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ENTRANCE HALLWAY

3'9 x 12'3 (1.14m x 3.73m)

Alarmed entrance front door, stairs to upper level and radiator.

CLOAKROOM/WC

2'10 x 6'3 (0.86m x 1.91m)

Double glazed window to front aspect, radiator, wash hand basin and WC.

LOUNGE

10' x 16'9 (3.05m x 5.11m)

Square walk-in double glazed bay window, carpet and radiator.

KITCHEN/DINER

17'2 x 19'7 (5.23m x 5.97m)

Open plan with bi-fold doors to rear garden, spot lights, five ring gas hob, oven and grill, integrated storage, double cupboard, two radiators, breakfast bar and three double glazed skylight windows to rear aspect.

LANDING

Cupboard, loft access and carpet flooring.

BEDROOM ONE

10' x 11'8 (3.05m x 3.56m)

Double glazed window to front aspect, fitted wardrobes and carpet.

EN SUITE

10' x 3'3 (3.05m x 0.99m)

Double glazed window to side aspect, walk-in shower, wash hand basin, WC, part tiling, spot lights.

BEDROOM TWO

8'6 x 10'4 (2.59m x 3.15m)

Double glazed window to rear aspect, carpet, fitted wardrobes and radiator.

BEDROOM THREE

8'3 x 6'10 (2.51m x 2.08m)

Double glazed window to rear aspect, carpet and radiator.

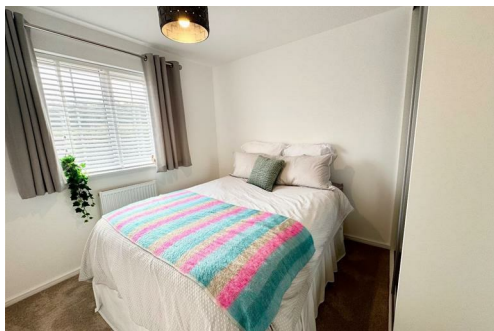
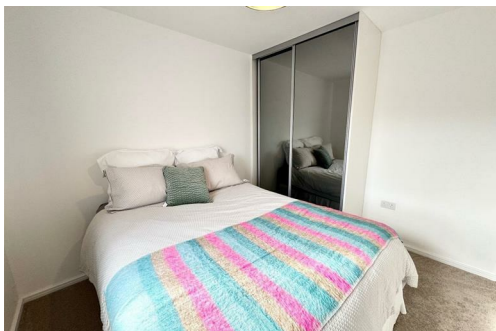
BATHROOM

6'9 x 6'3 (2.06m x 1.91m)

Double glazed window to front aspect, bath, shower, vanity wash hand basin, WC, heated towel rail, spot lights and part tiling.



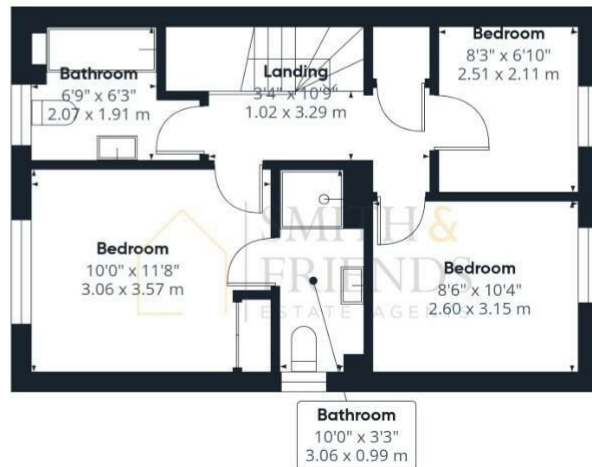
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
989 ft²
91.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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