

Dorset Crescent, Billingham, TS23 4AX

£119,950

Nestled in a popular and well-regarded residential street, this beautifully extended and renovated two bedroom mid-terraced home offers a remarkable standard of living that has to be seen to be truly appreciated. This exceptional property combines stylish contemporary interiors with practical family living in a way that will delight from the moment you step through the door.

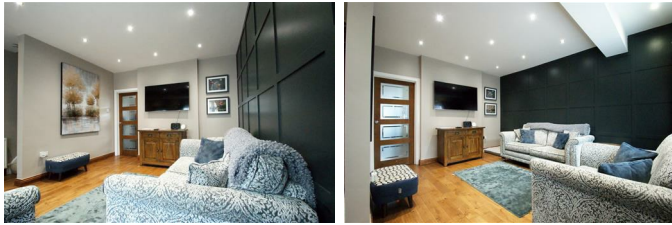
Upon entering, you are immediately struck by the quality of finish throughout. The stunning living room, complete with a dramatic full-height panelled feature wall, rich oak hardwood flooring and recessed LED spotlighting, sets the tone for what follows.

The high-gloss cream kitchen with solid walnut block effect worktops, integrated appliances including double oven, fridge/freezer, washer and dryer complimented with bold black metro tiling is a space any keen cook would be proud of, whilst the separate dining room provides the perfect setting for entertaining.

Both bedrooms are generously proportioned doubles with fitted wardrobe storage. The ground floor WC and fully tiled main shower room with walk-in enclosure add practicality and luxury beyond what you would expect from a property of this type.

Outside, the block-paved frontage is neat and low-maintenance, whilst the private rear garden features artificial lawn, patio, timber shed and useful external storage.

Reception 14'5" x 14'9" (4.40 x 4.50)



A beautifully presented and generously proportioned living room that immediately impresses with its high-end finish and contemporary styling. A striking full-height paneled feature wall creates a dramatic and sophisticated focal point, perfectly complemented solid oak hardwood flooring that runs throughout.

The room benefits from an abundance of recessed LED spotlighting set into a partially vaulted ceiling, a real indication of the quality of the extension work carried out, creating a warm and inviting atmosphere at any time of day.

A stylish glazed oak internal door adds a further touch of quality, while the wall-mounted television point and generous proportions make this the perfect space for relaxing and entertaining alike. This is a room that has clearly been finished with real care and attention to detail, and one that will impress from the moment you walk through the door.

Kitchen 9'7" x 11'9" (2.94 x 3.6)



A beautifully appointed kitchen. Fitted with an extensive range of high-gloss cream units to both wall and base level, complemented by solid walnut block effect worktops that add a real warmth and richness to the space. The striking contrast of bold black metro brick-effect tiling to the splashback areas creates a wonderfully on-trend industrial edge that ties the whole scheme together perfectly.

Integrated appliances include a Bosch electric oven, a five-ring gas hob with stainless steel extractor hood over, and a black composite sink with matt black mixer tap. A useful island unit with matching walnut worktop provides additional preparation space and a natural social hub for the room.

Rich oak hardwood flooring runs throughout,

continuing the warm and cohesive feel established in the living room, whilst a stylish industrial-style pendant light adds a final touch of character. Further benefits include a vertical designer radiator, ample storage throughout and oak internal doors leading to additional ground floor accommodation.

Dining Room 10'9" x 6'11" (3.3 x 2.13)



A beautifully styled and separate dining room. Rich solid oak hardwood flooring continuing from the rest of the ground floor, and recessed LED spotlighting to the ceiling, the room has a warm and intimate feel that is perfect for dining and entertaining. Two good-sized windows with vertical blinds allows plenty of natural light to flood in, whilst a central radiator ensures the room is comfortable throughout the year.

Easily accommodating a family sized dining table and chairs, this is a wonderful addition to the ground floor accommodation and a real bonus for a two bedroom mid-terrace, a separate dining room of this quality is a rare find indeed.

Bathroom 5'8" x 6'6" (1.75 x 2.00)

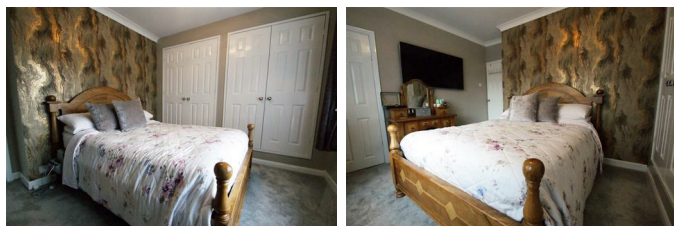


A beautifully appointed and fully tiled shower room, finished to an exceptionally high standard throughout. Clad floor to ceiling in large format

grey marble-effect porcelain tiles, the room has a sleek, luxurious feel that belies the size of the property. Fitted with a modern three-piece suite comprising a generously sized walk-in shower enclosure with glazed sliding doors and a rainfall shower system, a wall-hung white vanity unit with storage beneath and a circular mirror above, and a contemporary close-coupled WC.

A frosted window allows natural light to filter through whilst maintaining privacy, and an extractor fan ensures excellent ventilation throughout.

Bedroom 1 (Front) 11'6" x 11'1" (3.53 x 3.4)



A truly impressive and generously proportioned principal bedroom that exudes warmth, luxury and personality in equal measure. The showstopping full-height feature wallpaper in dramatic swirling tones of gold, bronze and charcoal, creates an utterly breathtaking backdrop and gives this room a real boutique hotel quality.

Neutrally carpeted throughout in plush grey, with elegant coving to the ceiling and warm taupe walls, the room comfortably accommodates a king-size bed and freestanding furniture with space to spare. A wall-mounted television point and a generous range of full-width fitted wardrobes with panelled doors provide excellent everyday practicality, whilst a door leads through to further storage.

Bedroom 2 (Rear) 10'5" x 8'10" (3.2 x 2.7)



A bright and characterful second double bedroom, currently styled with a fun and colourful safari-themed feature wallpaper that gives the room a real sense of personality and warmth. Whilst currently used as a children's room, this is a genuinely well-proportioned double bedroom that would easily adapt to suit a

guest room, home office or second principal bedroom with ease.

The room benefits from a good-sized window allowing plenty of natural light to flood in, a central radiator, and a full-width mirrored sliding wardrobe providing excellent storage whilst creating an enhanced sense of space. Neutrally carpeted underfoot and decorated in soft grey tones to the remaining walls, the room is a comfortable and versatile space that any buyer could quickly make their own.

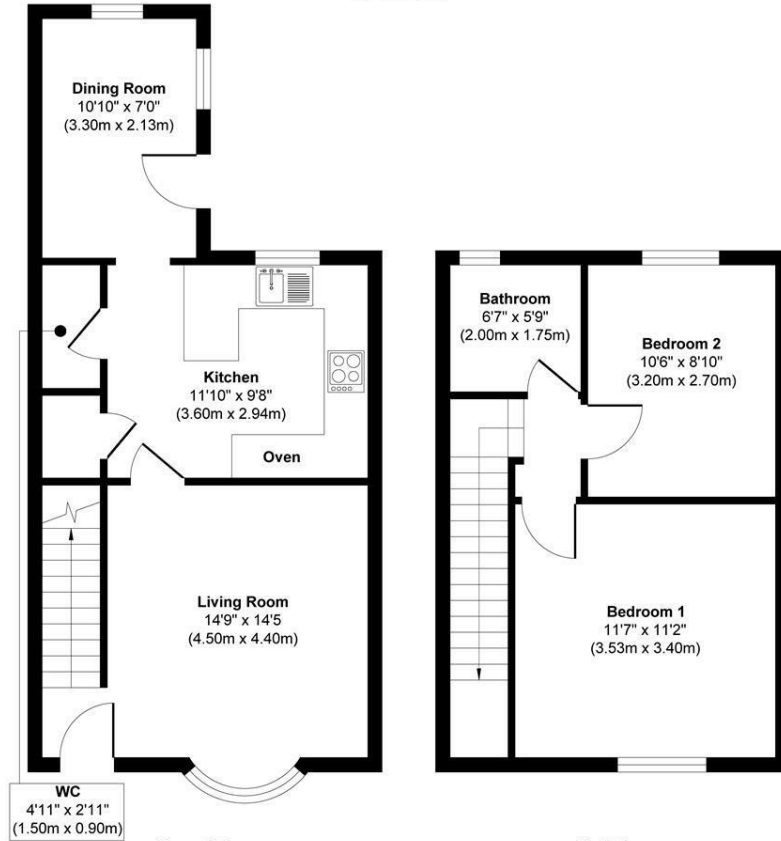
WC 4'11" x 2'11" (1.5 x 0.9)



A useful and neatly presented ground floor WC, finished with a combination of grey textured stone-effect tiles and complementary neutral mosaic tiling to create a clean and contemporary look. Fitted with a white suite comprising a corner wall-mounted wash hand basin with chrome mixer tap and a close-coupled WC, the room makes excellent and practical use of the available space. A tall chrome ladder-style heated towel rail adds both warmth and functionality. A handy addition to the ground floor accommodation and a real practical benefit for any busy household.

Floor Plan

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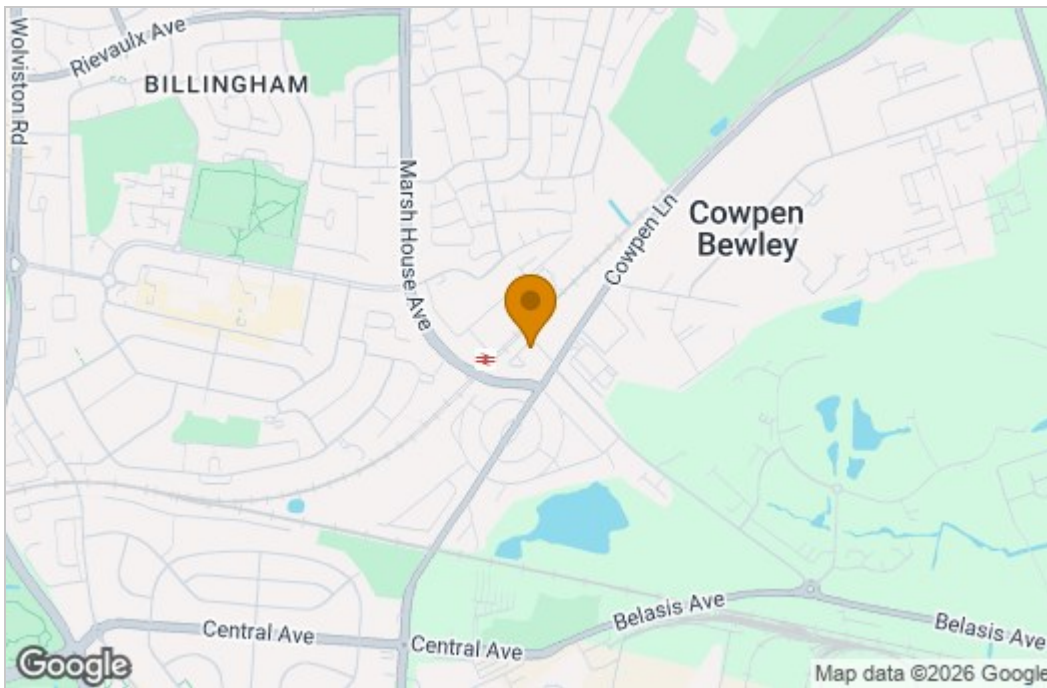
Ground Floor Approximate Floor Area: 412 sq. ft (38.31 sq. m)
 First Floor Approximate Floor Area: 329 sq. ft (30.60 sq. m)

Approx. Gross Internal Floor Area 741 sq. ft / 68.91 sq. m

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

Produced by Elements Property

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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