

STEER COURT, WOLVISTON GRANGE, BILLINGHAM, TS23 3GJ



- ▲ Wonderfully Presented Bellway Built Detached House
- ▲ Four Double Bedrooms All with Built in Wardrobes
- ▲ Two Modern Bath/Shower Room
- ▲ Corner Plot Position with a Westerly Facing Rear Garden

- ▲ Perfect Family Sized Home
- ▲ Three Reception Rooms & Kitchen with a Range of Modern Units
- ▲ Driveway & Double Garage
- ▲ Gas Central Heating & UPVC Double Glazing

£369,950

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Tucked away in a corner plot position, this fantastically presented Bellway built four bedroom detached house offers excellent family sized living space with four bedrooms, two bath/shower rooms, WESTERLY facing rear garden and is beautifully presented throughout.

The home comprises spacious entrance hall, downstairs WC, lounge, garden room, dining room, kitchen/breakfast room with a range of modern units and useful utility room. The first floor has a large landing, bedroom one with fitted wardrobes and modern en-suite bathroom, three further double bedrooms all with built in wardrobes and a modern family bathroom.

Outside there is a garden to the front with access to the well-presented westerly facing rear garden with a well-placed block paved patio area.

Many other features include generous driveway leading up to a double garage with electric door, gas central heating with Baxi boiler, UPVC double glazing, Karndean flooring, part boarded loft with ladder and is an ideal family home.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with staircase to the first floor with oak banister, radiator and Karndean flooring.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, dual flush WC, chrome towel rail, electric extractor fan and Karndean flooring.

LOUNGE - 6.53m (21'5") into bay window x 3.48m (11'5")
With bay window, Karndean flooring, two radiators, living flame gas fire and UPVC double glazed sliding door opens to the garden room.

GARDEN ROOM - 3.89m x 3.6m (max) (12'9" x 11'10" (max))
A lovely addition to the property creating some extra living space and featuring tiled flooring, radiator, LED spotlights and UPVC French doors open to the westerly facing rear garden.

DINING ROOM - 3.33m (10'11") into bay window x 3.05m (10')
With bay window, Karndean flooring and tube radiator.

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KITCHEN BREAKFAST ROOM - 4.88m x 2.62m (16' x 8'7")

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary granite work surface and wood effect breakfast bar, stainless steel inlaid sink with mixer tap and granite drainer, five ring gas hob with granite splashback and brushed steel electric extractor fan over, integrated electric oven and integrated fridge and freezer. Vertical tube radiator, slate tile effect tiled flooring and LED downlights.

UTILITY ROOM - 2m x 1.14m (6'7" x 3'9")

Fitted with granite worktop, plumbing for washing machine and dryer, wall mounted Baxi gas boiler, slate tile effect vinyl flooring and UPVC composite door to the side aspect.

FIRST FLOOR

LANDING - With airing cupboard housing the tank and access to the loft via dropdown ladder.

BEDROOM ONE - 3.48m (11'5") x 3.2m (10'6") excluding wardrobes

With radiator and built-in fitted wardrobes.

EN-SUITE - Fitted with an ultra-modern three-piece suite comprising corner shower cubicle with glass shower screen and waterfall showerhead over, wash hand basin with mixer tap and tiled splashback, dual flush WC, Karndean flooring, chrome towel rail and electric extractor fan.

BEDROOM TWO - 2.97m (9'9") x 2.9m (9'6") excluding wardrobes

With radiator, Karndean flooring and built-in fitted wardrobes.

BEDROOM THREE - 3.2m x 2.7m (10'6" x 8'10")

With radiator, Karndean flooring and built-in fitted wardrobes.

BEDROOM FOUR - 3.05m x 2.9m (10' x 9'6")

With radiator, Karndean flooring and built-in fitted wardrobes.

BATHROOM - Fitted with a modern three-piece suite comprising P' shaped bath with shower over and glass shower screen, wash hand basin with mixer tap, dual flush WC, fully tiled walls, Karndean flooring and chrome towel rail.

EXTERNALLY

GARDENS - The property sits on a corner plot with a generous front garden laid to lawn, block paved pathways and side gated access leads to the westerly facing rear garden with block paved patio area, lawn, mature bush borders and timber shed.

PARKING & GARAGE - A double width tarmac driveway leads to a double garage with electric roller door, power supply, light and side access door.

Council Tax Band: D **Tenure:** Freehold



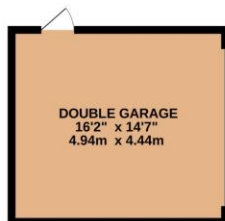
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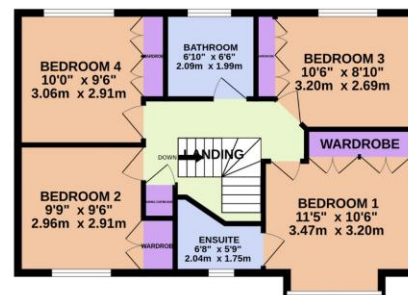
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GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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