



Whitehouse Road
Wolviston Court, Billingham

£450,000

Individually designed detached family home, set on a large corner plot with wrap-around garden, located on this highly desirable road on the always popular Wolviston Court estate. The spacious accommodation comprises; double height entrance hall with galleried landing, 25ft.L-shaped lounge/dining room, stunning kitchen with NEFF appliances, a spacious open plan conservatory, utility room, cloaks/WC and two double bedrooms complete the ground floor. To the first floor is the main bedroom with fitted wardrobes & an en-suite shower room, second bedroom with wardrobes and a family bathroom. There are extensive lawned gardens to three sides with patio areas and a block paved driveway to the front leading to a double garage. Energy Rating: D-64. Council Tax Band: E (£3044.41). VIEWING IS ESSENTIAL TO FULLY APPRICIATE!!



Entrance Hall

Composite entrance door with feature lights with UPVC double glazed windows above & to the side. Double height entrance hallway with galleried landing, Amtico flooring and a radiator.

L-shaped Lounge/Dining Room

7.70m x 5.76m (max.) (25'3" x 18'10" (max.))

Front aspect UPVC double glazed window and a side aspect UPVC patio doors. A feature slate media wall with inset electric fire, Amtico flooring, coving, spot lights and two radiators.

Kitchen

4.05m x 3.67m (13'3" x 12'0")

A range of base & wall units with granite worksurfaces and tiled splashbacks incorporating a stainless steel sink unit & mixer tap, Neff electric hob with extractor hood over, built-in oven & microwave, integrated fridge, freezer, dishwasher & wine cooler, spot lights & feature lighting, tiled floor and a radiator.

Conservatory

5.33m (max.) x 7.35m (17'5" (max.) x 24'1")

Brick dwarf wall & UPVC construction with rear aspect French doors opening to the garden, tiled floor and two radiators.

Utility Room

3.13m x 3.25m (10'3" x 10'7")

Rear aspect UPVC double glazed window and door leading to the garden. Base & wall units with solid wood worksurfaces incorporating a Belfast sink unit & mixer tap, space & plumbing for a washing machine & a tumble dryer, tiled floor, boiler and a door leading to the garage.

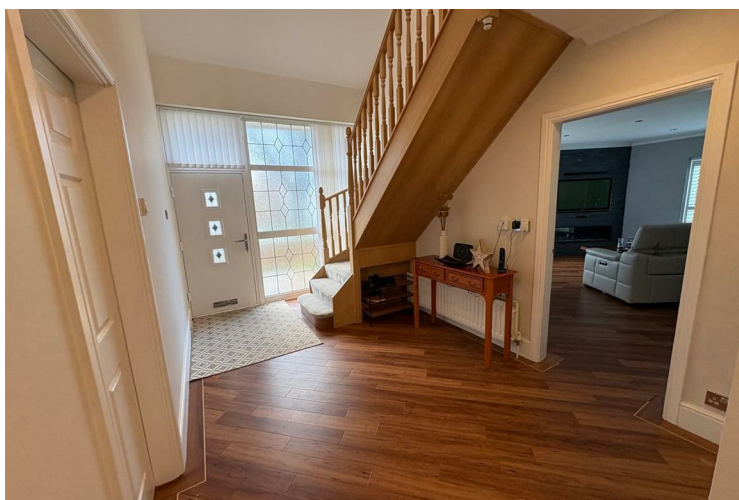
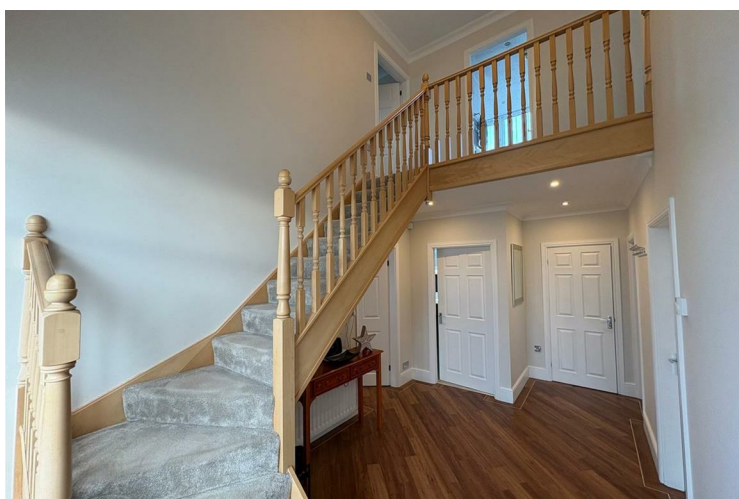
Cloaks/WC

Pedestal wash basin, low level WC, fully tiled walls & floor, coving and an extractor fan.

Bedroom Three

4.26m x 3.33m (13'11" x 10'11")

Side aspect UPVC double glazed window, coving, spot lights and a radiator.





Bedroom Four

3.65m x 3.35m (11'11" x 10'11")

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

First Floor Landing

Wooden spindle staircase and access to a part boarded loft via an aluminium pull-down ladder.

Bedroom One

5.75m (max.) x 5.08m (18'10" (max.) x 16'7")

Front & side aspect UPVC double glazed windows, a range of fitted wardrobes & matching drawers, access to eaves storage, coving, spot lights and a radiator.



En-Suite

A wet room with thermostatic mixer shower, floating vanity unit with wash basin, fully tiled walls & floor, feature mirror with lighting and an extractor fan.

Bedroom Four

4.60m x 3.30m (15'1" x 10'9")

Side aspect UPVC double glazed window, fitted sliding wardrobes, access to eaves storage, coving and a radiator.



Family Bathroom

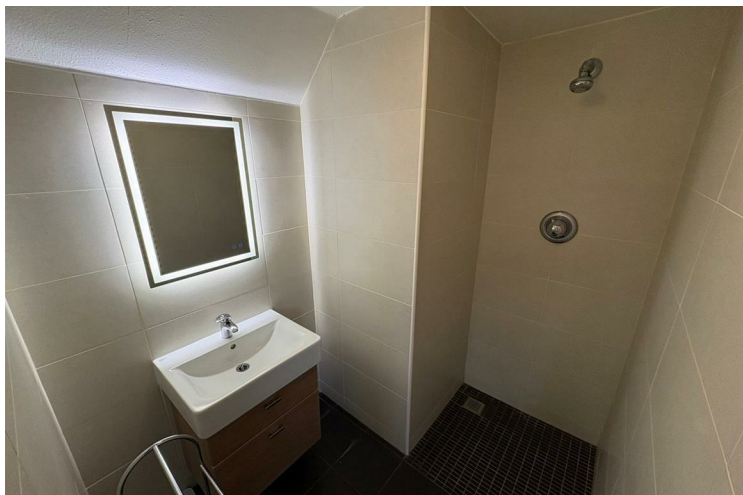
Rear aspect UPVC double glazed window, corner bath with telephone mixer tap & shower head, pedestal wash basin, low level WC, corner walk-in enclosure with thermostatic mixer shower, fully tiled walls & floor, spot lights, extractor fan and a radiator.

Externally

Set on a large corner plot with wrap-around gardens to the front side and rear, an extensive block paved driveway and double garage. There is a lawned garden to the front and side of the property. A private enclosed garden to the rear with lawn and patio area and a wooden garden shed. The garage (5.20m x 4.87m) has an remote controlled electric up & over door, rear aspect UPVC window, power & lighting and water supply.









Additional Information

Local Authority	- Stockton on Tees
Council Tax	- Band E
Viewings	- By Appointment Only
Floor Area	- 2080.00 sq ft
Tenure	- Freehold



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	64	73
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

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondestates.co.uk
www.drummondestates.co.uk

drummonds
estate agents