



Severn Grove  
Wolviston Court, Billingham

£290,000  
ENERGY RATING: D-66

An individually designed detached bungalow, situated in a small & peaceful cul-de-sac located off Whitehouse Road on the always popular Wolviston Court estate. The spacious accommodation comprises; entrance hall, lounge, dining room, kitchen, two large double bedrooms with fitted wardrobes, third bedroom/sitting room, conservatory and bathroom. There are excellently maintained gardens with the rear enjoying a South-Westerly facing aspect, a large block paved driveway and a garage with remote roller door. Offered with the benefit of No Onward Chain!! Energy Rating: D-66. Council Tax Band E £3191.70.



- Individually Built Detached Bungalow • Three Bedrooms. Conservatory • Lounge & Separate Dining Room

## Entrance Hall

UPVC entrance door with leaded light and a UPVC double glazed side panel, cloaks/meter cupboard, double storage cupboard housing Worcester combi boiler, coving and a radiator.

## Lounge

**3.65m x 6.17m (11'11" x 20'2")**

Front aspect UPVC double glazed bow window & side aspect UPVC double glazed window, feature marble fireplace with inset electric fire, coving, two radiators and an archway leading to:



## Dining Room

**3.04m x 3.00m (9'11" x 9'10")**

Feature internal circular window, coving and a radiator.

## Kitchen

**3.61m x 4.17m (11'10" x 13'8")**

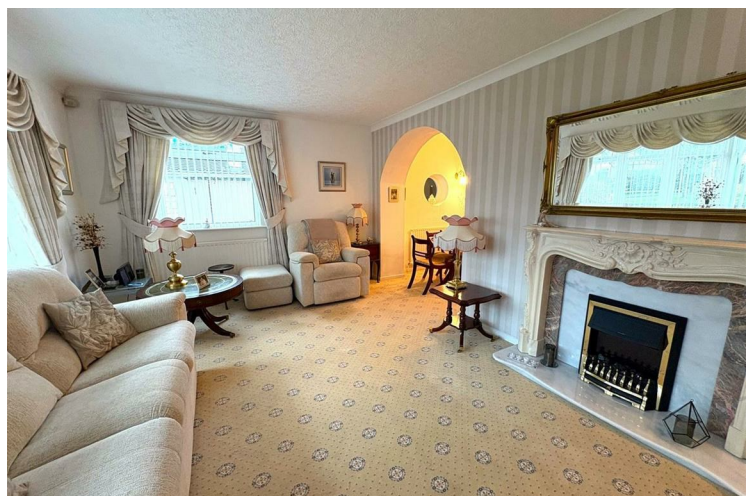
Side aspect UPVC double glazed window and a rear aspect UPVC door opening to the garden. A range of solid wooden base & wall units with rolled worksurfaces & tiled splashbacks incorporating a 1½ bowl sink unit with mixer tap & waste disposal unit, electric hob with extractor over, built-in oven & microwave, integrated fridge/freezer, free-standing washing machine and Karndean flooring.



## Bedroom One

**3.63m x 4.11m (11'10" x 13'5")**

Rear aspect UPVC double glazed bow window, a range of fitted wardrobes & cupboards with matching drawers & dressing table, coving, ceiling rose and a radiator.



- Highly Popular & Quiet Cul-de-sac • South-West Facing Rear, Drive & Garage • No Forward Chain!!
- Energy Rating: D-66 • Council Tax Band: E £3,191.70



### Bedroom Two

3.64m x 4.12m (11'11" x 13'6")

Rear aspect UPVC double glazed bow window, a range of fitted wardrobes & cupboards with matching drawers, coving, ceiling rose and a radiator.

### Bedroom Three/Sitting Room

3.63m x 2.70m (11'10" x 8'10")

Rear aspect double glazed patio doors, built-in storage cupboard, coving and a radiator.



### Conservatory

2.46m x 3.20m (8'1" x 10'6")

UPVC construction with a rear aspect door opening to the garden, tiled flooring and a fan light.

### Bathroom

Side aspect UPVC double glazed window, panel enclosed bath with electric shower over, pedestal wash basin, low level WC, fully tiled walls & floor, coving and a radiator.



### Externally

There is a lawned garden to the front of the property with established shrubs & bushes. A large block paved driveway leading to a garage (5.12m x 2.63m) with remote controlled roller door, a side aspect window, power, lighting and water supply. The rear can be accessed from both sides, to a South-Westerly facing, low maintenance garden with gravelled & patio areas, shrubs, trees & bushes and a garden shed.

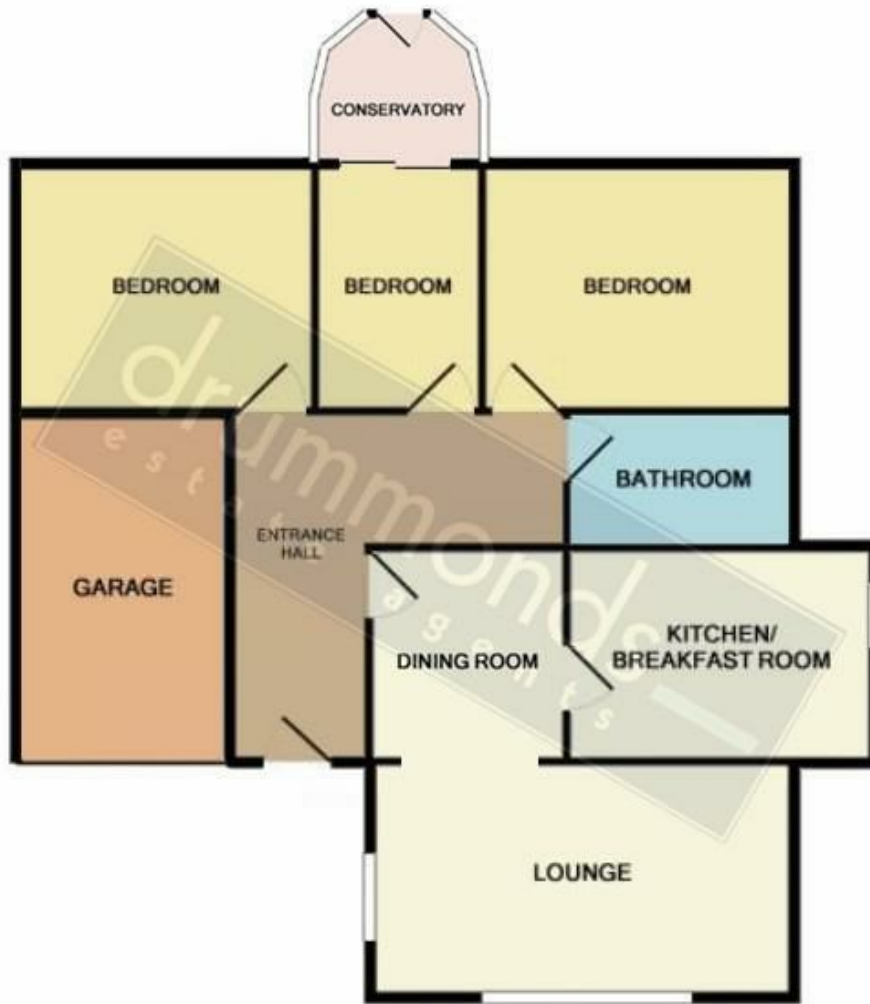




## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band E  
**Viewings** - By Appointment Only

**Floor Area** - 1180.00 sq ft  
**Tenure** - Freehold



MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>66</b>               | <b>74</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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@drummondstates.co.uk  
www.drummondstates.co.uk

**drummonds**  
estate agents