



Northfield Road
Wolviston Court,

Offers Over £300,000
FREEHOLD

Occupying an impressive corner plot within the highly sought-after Wolviston Court area of Billingham, this beautifully presented three double bedroom detached bungalow offering spacious and versatile living space over two floors. At the heart of the home is a stunning 26 ft. kitchen/dining room, providing a superb space ideal for everyday living and entertaining. Finished to a high standard, this room offers ample workspace and dining area, creating a true focal point of the home. The rest of the property also impresses with a sense of space & light comprising; entrance hall, lounge featuring French doors that open out onto the garden and a log-burning stove, two double bedrooms, spacious bathroom with separate shower and a utility room complete the ground floor. To the first floor is a large landing, third double bedrooms and second bathroom. Set on a large corner plot with extensive lawn and gravelled areas with a driveway to the side providing ample off-road parking.



- Individually Detached Bungalow
- Three Double Bedrooms
- Stunning 26 ft. Kitchen/Dining Room
- Two Bathrooms

Entrance Hall

UPVC entrance door with leaded light, staircase to first floor, laminate flooring, coving and a radiator.

Lounge

5.15m x 3.62m (16'10" x 11'10")

Front aspect UPVC double glazed window & side aspect UPVC double glazed French doors opening to the garden. Feature fireplace with wooden mantle, slate hearth & a log burning stove, laminate flooring, exposed ceiling beams, coving and a radiator.



Kitchen/Dining Room

8.04m x 3.28m (26'4" x 10'9")

Front & rear aspect UPVC double glazed windows, two Velux roof windows and a side aspect stable style door. A range of white base units with wood effect rolled worksurfaces & matching upstand incorporating a twin bowl Belfast sink unit with mixer tap. Range cooker with stainless steel splashback & extractor hood over, space for fridge/freezer, laminate flooring, wall lights and a radiator.



Utility Room

2.43m x 1.64m (7'11" x 5'4")

Wall units, wood effect rolled worksurfaces with space & plumbing for washing machine & tumble dryer below and a wall mounted Ideal combi boiler.

Bedroom One

3.93m x 3.63m (12'10" x 11'10")

Front aspect UPVC double glazed window, laminate flooring, coving and a radiator.

Bedroom Two

3.44m x 3.90m (11'3" x 12'9")

Side aspect UPVC double glazed window, laminate flooring, coving and a radiator.



- Lounge with French Doors to Garden • Log Burning Stove • Large Corner Plot • Driveway & Ample Parking • Energy Rating: TBC • Council Tax Band: C (£2,321.23)



Bathroom

2.42m 3.07m (7'11" 10'0")

Rear aspect UPVC double glazed window, panel enclosed bath, pedestal wash basin, low level WC and a walk-in corner cubicle with thermostatic mixer shower. Coving, extractor fan and a radiator.

First Floor Landing

Side aspect UPVC double glazed window, spindle staircase, front aspect Velux window, built-in storage cupboard/wardrobe, exposed beams and two radiators.

Bedroom Three

3.85m x 3.80m (12'7" x 12'5")

Side aspect UPVC double glazed window, built-in wardrobes, coving and a radiator.



Bathroom

2.15m 3.14m (7'0" 10'3")

Rear aspect Velux window, panel enclosed bath with telephone mixer tap, pedestal wash basin, low level WC, spot lights and a radiator.

Externally

Set on a impressive corner plot there is an immaculately lawned garden to the front and side of the property with brick and laurel hedge. There is a gravelled garden to the rear of the property with garden storage shed. To the side is a block paved double driveway with double wooden gates leading to a further gravelled area providing additional parking.

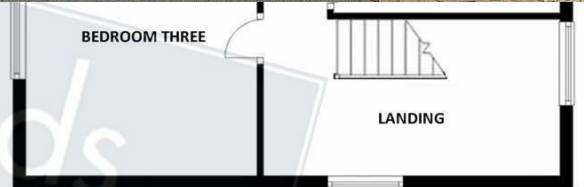








GROUND FLOOR



FIRST FLOOR

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

Additional Information

- Local Authority** - Stockton-on-Tees
- Council Tax** - Band C
- Viewings** - By Appointment
- Floor Area** - 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		53	72
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

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