



A beautifully presented three-bedroom detached home, situated within the highly sought-after and prestigious Wynyard Estate, has become available and offers an ideal setting for modern family living.

Upon entering the property, you are welcomed into a stylish and contemporary lounge, providing a warm and inviting space to relax. This flows seamlessly through to the true heart of the home — a stunning open-plan kitchen and dining area. Designed with both functionality and aesthetics in mind, this space features a striking mirror/glass feature wall, creating a sense of light and openness, along with double doors that lead directly out to the rear garden, perfect for indoor-outdoor living and entertaining. The ground floor further benefits from a convenient utility room and a well-appointed cloakroom.

To the first floor, the property continues to impress with a modern family bathroom and three well-proportioned bedrooms. The master bedroom is a standout feature, complete with fitted wardrobes and access to a spacious en-suite shower room, which includes a sleek walk-in shower. The remaining two bedrooms are also generously sized and benefit from fitted wardrobes, offering excellent storage solutions.

Externally, the home boasts a generous rear garden, predominantly laid to lawn, making it an ideal space for children and family activities. A patio seating area provides the perfect spot for outdoor dining and relaxation. To the front, there is ample driveway parking along with a garage, ensuring practicality alongside the home's undeniable charm.

This property combines comfort, style, and convenience in a prime location, making it a perfect choice for families seeking a high-quality home.

Silverbirch Close, Billingham, TS22 5UY

3 Bedroom - House - Detached

£295,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: E



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LOUNGE

Front entrance door into lounge, stairs to upper level, flooring, two radiators.

CLOAKROOM/WC

Double glazed window to side aspect, radiator, tiled flooring, wash hand basin, WC.

KITCHEN

Double glazed double doors to rear aspect, spot lights, tiled flooring, radiator, feature glass mirrored wall.

UTILITY

Tiled flooring, double glazed door to rear aspect, wall and base units, radiator.

LANDING

Carpet flooring, loft access, radiator.

BEDROOM ONE

Two double glazed windows to front aspect, carpet, radiator, walk-in fitted wardrobe area.

EN SUITE

Walk-in dual shower, tiled flooring, partly tiled walls, spot lights, double glazed window to side aspect.

BEDROOM TWO

Double glazed window to rear aspect, carpet, fitted wardrobes, radiator.

BEDROOM THREE

Double glazed window to front aspect, radiator, carpet, fitted wardrobes.

BATHROOM

Bath, waterfall shower, wash hand basin, WC, spot lights, tiled flooring, storage cupboard, heated towel rail, double glazed window to rear aspect.

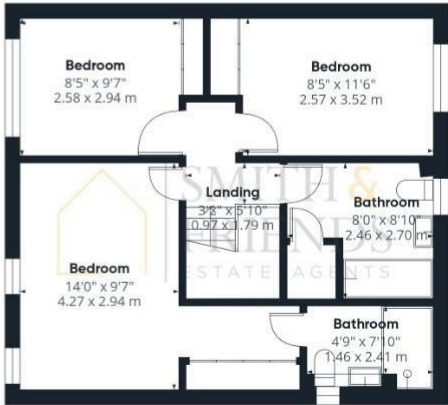




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Ground Floor



Floor 1

Approximate total area⁽¹⁾
982 ft²
91.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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