

## BRANDON CLOSE, BILLINGHAM, TS23 2TH



- ▲ Fabulously Presented & Larger Than Average Detached Family Size House
- ▲ The Private Rear Garden
- ▲ Detached Garage, Large Timber Storage Shed & Plenty of All-Important Car Parking Space
- ▲ Four Bedrooms, Master Bedroom with Shower Room En-Suite

- ▲ 21ft Lounge & Handy Downstairs Toilet
- ▲ Well Equipped Breakfast Kitchen with a Superb Range of Farmhouse Style Units
- ▲ UPVC Double Glazing
- ▲ Hybrid Air Source Heat Pump with Gas Combi Boiler

**Offers in excess of £235,000**

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Set at the head of a cul-de-sac, this larger style detached home offers space for a growing family.

There are plenty of features to shout about, notably the private, well established rear garden with some well-placed patio/gazebo areas. It also has a detached garage, large timber built storage shed to the side of the house and plenty of all-important car parking space. UPVC double glazed windows and exterior doors, Hybrid air source heat pump with gas combi boiler, solar panels and the loft space has been boarded out for some useful additional storage.

The interior is extremely well organised and most welcoming. It comprises briefly entrance hall, 21ft lounge, 27ft 'Eat-In' kitchen/diner with a superb range of modern farmhouse style units, rear hallway, and cloakroom/WC. There are four bedrooms on the first floor, the master having a shower room en-suite and the family bathroom.

### **GROUND FLOOR**

**ENTRANCE HALL** - With UPVC double glazed entrance door and staircase to the first floor.

### **LOUNGE - 6.58m (21'7") (max) x 3.25m (10'8") (max)**

With two radiators and living flame gas fire in wood surround with marble hearth.

### **BREAKFAST KITCHEN - 8.43m x 2.97m (27'8" x 9'9")**

Fitted with a range of farmhouse style wall, drawer, and floor units with complementary wood work surface, space for rangemaster with tiled splashback and brushed steel electric extractor fan with glass inlay over, Belfast sink with mixer tap over, plumbing for washing machine, woodgrain effect laminate flooring, two radiators and breakfast bar.

**WC** - Fitted with a white two-piece suite comprising WC, wash hand basin, radiator, tiled walls, and woodgrain effect laminate flooring.

**REAR HALLWAY** - With access to the rear garden and airing cupboard housing the combination boiler.

### **FIRST FLOOR**

**LANDING** - With access to the part boarded loft via sturdy dropdown ladder with light.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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## **BEDROOM ONE - 3.66m x 3.3m (12' x 10'10")**

With radiator.

**EN-SUITE SHOWER ROOM** - Comprising wash hand basin and shower cubicle with extractor fan.

## **BEDROOM TWO - 3.66m x 3.33m (12' x 10'11")**

With radiator and over stairs storage cupboard.

## **BEDROOM THREE - 2.9m x 2.67m (9'6" x 8'9")**

With radiator.

## **BEDROOM FOUR - 2.29m x 2.87m (7'6" x 9'5")**

With radiator.

**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath with electric shower over, wash hand basin, WC, tiled walls, and tile effect vinyl flooring.

## **EXTERNALLY**

**GARDENS & GARAGE** - To the front there is a flagstone driveway, lawned garden with mature bush borders and a large storage shed is access via double wooden doors. To the rear there is an enclosed landscaped garden with low maintenance in mind with a large timber decked area, gazebo with power and heater, gravelled area, a detached garage with up and over door, water supply and outside power.

**AGENTS REF:** - MH/LS/BIL230004/1 6082023

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

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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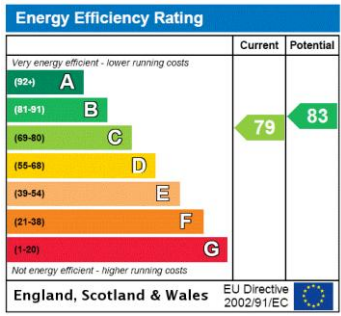
GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.

TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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