

CLYDE GARDENS, WOLVISTON COURT, BILLINGHAM, TS22 5EQ



- ▲ A Substantial, Individually Designed Three Bedroom Detached Bungalow
- ▲ Nicely Positioned within this Exclusive Cul-De-Sac in Wolviston Court
- ▲ Providing Versatile Accommodation Which Would Interest a Variety of Potential Buyers
- ▲ Generous Plot with Attractive SOUTH/WESTERLY FACING Rear Garden
- ▲ Driveway & Large 19ft x 18ft Double Garage
- ▲ 22ft Lounge, Sitting Room, Dining Room & Garden Room
- ▲ Kitchen with a Range of Modern Units
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Three Good Sized Bedrooms
- ▲ Gas Central Heating System via Combination Boiler &UPVC Double Glazing

Offers Over £360,000

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Location, location, location comes to mind with this fantastic three-bedroom detached bungalow that is offered to the market with a CHAIN FREE sale and features a south/westerly facing rear garden.

The well planned interior comprises a large entrance hall, kitchen with modern units, 22ft lounge, dining room, sitting room, garden room, three bedrooms and bathroom with fabulous four piece suite. Outside, the good size wraparound garden is delightful with neat lawns, well placed patio, sheds and greenhouse.

Other notable features include UPVC double glazing, central heating with a combi boiler, driveway and large 19ft x 18ft double garage.

Pleasantly positioned in quiet cul-de-sac surroundings on the ever popular and ever green Wolviston Court estate, Priors Mill and St Pauls Primary and Northfield Secondary Schools, Community shops and a number of other really useful facilities are all within easy reach

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door with glass inlay to a spacious entrance hall with Parquet flooring and radiator.

LOUNGE - 6.99m x 4.55m (22'11" x 14'11")
With radiator and living flame electric fire in wood surround with marble hearth.

DINING ROOM - 4.17m x 3.07m (13'8" x 10'1")
With oak flooring and radiator.

SITTING ROOM - 4.17m x 3.9m (13'8" x 12'10")
With radiator.

KITCHEN - 4.17m (max) x 3.3m (13'8" (max) x 10'10")
Fitted with a range of oak shaker design wall, drawer, and floor units with complementary marble effect work surface, four ring ceramic hob with glass splashback and electric extractor fan over, integrated electric oven and grill, stainless steel sink with mixer tap and drainer, integrated fridge, integrated washing machine, vertical tube radiator, plinth heater, pantry cupboard, oak flooring and UPVC double glazed door to the side aspect.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

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BEDROOM ONE - 5.61m (18'5") into wardrobe x 3.63m (11'11")

With radiator, built-in fitted wardrobes and UPVC French doors open to ...

GARDEN ROOM - 2.64m x 2.4m (8'8" x 7'10")

A lovely addition to the property creating some extra living space and featuring woodgrain effect laminate flooring, LED downlights and UPVC French doors open to the south westerly facing rear garden.

BEDROOM TWO - 3.78m (12'5") (max) x 3.76m (12'4") (max)

With radiator.

BEDROOM THREE - 3.76m x 2.41m (12'4" x 7'11")

With radiator.

BATHROOM - Fitted with a modern four-piece suite comprising roll top bath, shower cubicle with concertina shower door and shower over, wash hand basin, WC, woodgrain effect laminate flooring, towel rail and access to the boarded loft via dropdown ladder housing the combination boiler.

EXTERNALLY

GARDENS - The property sits on a large generous plot with wraparound gardens to the front, side and rear elevations. The lawned side garden features mature bush borders and concrete patterned pathway and the rear south westerly facing garden features a concrete patterned patio area, flagstone patio area, raised timber decked area, shed, lawn, mature flower and bush borders, greenhouse and outside tap.

DOUBLE GARAGE - 6.05m x 5.77m (19'10" x 18'11")

A concrete driveway leads to the double garage with up and over door, power supply, light and side access door.

AGENTS REF: - MH/LS/BIL260060/20022026

Council Tax Band: E **Tenure:** Freehold

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Tel: **01642 955140**



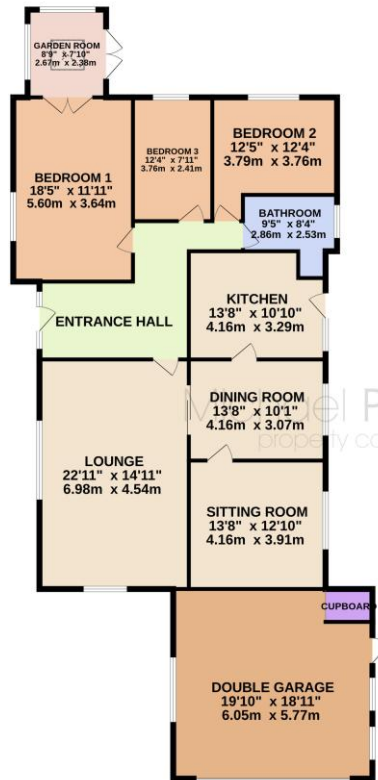
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GROUND FLOOR
1909 sq.ft. (177.3 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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