



Kielder Close, BILLINGHAM TS22 5RP

welcome to

Kielder Close, BILLINGHAM

Externally, the property continues to impress with ample off-road parking for several vehicles leading to a double garage.

Description

Occupying an enviable position at the head of a quiet cul-de-sac on one of the most prestigious and highly sought-after roads within the ever-popular Wolviston Court estate, this exceptional four double-bedroom detached residence offers an outstanding opportunity to acquire a truly impressive family home. Boasting spacious and versatile accommodation throughout, properties in this location rarely become available. A welcoming and generously proportioned entrance hall immediately creates a wonderful first impression and leads to the superb ground floor accommodation. The light-filled lounge provides an elegant yet comfortable living space and enjoys French doors opening into the conservatory, creating a seamless connection to the beautiful rear garden. At the heart of the home is the impressive L-shaped kitchen and dining area, featuring a central island, an extensive range of fitted units and ample space for family living and entertaining. A second reception room offers flexibility for a formal dining room, home office or playroom, while a convenient guest WC completes the ground floor. To the first floor, four excellent double bedrooms provide plenty of space for growing families. The impressive principal suite benefits from a dressing room and spacious en-suite bathroom incorporating both a bath and separate shower. A well-appointed family bathroom serves the remaining three bedrooms. Externally, the property continues to impress with ample off-road parking for several vehicles leading to a double garage. Gated access opens into the substantial rear garden, which extends across both the rear and side of the property. Predominantly laid to lawn and complemented by a generous block-paved patio, along with attractive planted, pebbled and woodchip borders, this fantastic outdoor space is

perfectly suited to family enjoyment and entertaining alike.

Description Continued

Ideally positioned for local schools, excellent local amenities and commuter links, this is a rare opportunity to purchase a substantial family home in one of Wolviston Court's most desirable locations. Early viewing is strongly advised to fully appreciate the space, setting and lifestyle on offer. This gorgeous home is also available with no forward chain.

Entrance Hall

Double glazed door and window to front, cornice, stairs to first floor, understair storage cupboard, laminate flooring, radiator, door to inner hall and lounge.

Inner Hall

Double glazed window to front, radiator, door to cloakroom, door to study.

Cloakroom

Double glazed window to front, low level WC, wash hand basin, tiled wall and floor, radiator.

Study

Double glazed window to rear, laminate flooring, radiator.

Lounge

Double glazed window to rear, double glazed french door into conservatory, part wall panelling, cornice, laminate flooring, radiator.





Kitchen / L Shaped Diner

Wide range of base units, and central breakfasting island, contrasting worktops with matching upstands, ceramic inset sink and stainless steel swan neck mixer tap, integrated dish washer, washing machine, fridge and freezer, wine cooler, Range style cooker with extractor hood over, space for dining table, spotlights, french doors into lounge, double glazed window to front and rear, double glazed french doors to rear, 2 modern radiators.

Conservatory

Tiled floor, PVC construction on dwarf wall, double glazed french doors to garden, radiator.

First Floor Landing

Double glazed window to front, 2 built in storage cupboards, loft access.

Bedroom 1

Double glazed window to rear, radiator.

Dressing room - hanging rails and shelving, double glazed window to rear, door to en suite.

En Suite

Free standing bath and central mixer tap, enclosed shower, wash hand basin and mixer tap on a vanity unit, low level WC, part tiled and part panelled walls, panelled ceiling, spotlights, extractor fan, chrome heated towel rail, double glazed window to front.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Bedroom 4

Double glazed window to rear, radiator.



Bathroom

"P" shaped bath and central mixer tap with overhead shower and glass screen, wash hand basin and mixer tap, low level WC on a vanity unit, part tiled walls, vinyl flooring, panelled ceiling, spotlights, extractor fan, chrome heated towel rail.

Externally

Front

Block paved frontage with feature lamppost and parking for a number of vehicles, leading to the double garage.

Rear Garden

Generous in size, across the rear and side, enclosed, laid to a mix of lawn and blocked paved patio with planted, pebbled and bark borders.

Double Garage

Two up and over doors to the front, power, lighting, and personnel door to side.



view this property online mannersandharrison.co.uk/Property/BIL109690



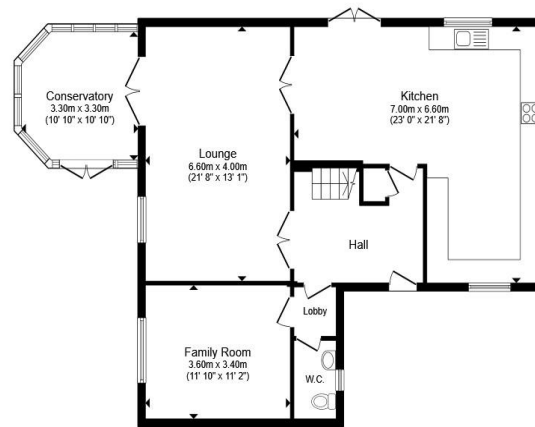
welcome to

Kielder Close, BILLINGHAM

- ENVIABLE POSITION
- IMPRESSIVE FAMILY HOME
- DOUBLE GARAGE
- DRESSING ROOM
- EN SUITE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

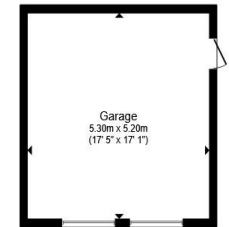
£450,000



Ground Floor



First Floor



Garage

Total floor area 221.6 m² (2,385 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online mannersandharrison.co.uk/Property/BIL109690



Property Ref:
BIL109690 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk