



Orton Grove

£250,000

Wolviston Court,

ENERGY RATING: C-71

Situated within the highly sought-after Wolviston Court development, this impressive extended four-bedroom semi-detached home offers spacious and well-presented accommodation ideal for family living. Benefitting from a double block paved driveway, garage, and modern interiors throughout, the property is perfectly positioned for local amenities, schools, and excellent commuter links. The accommodation briefly comprises an entrance hallway leading into a superb 25ft lounge/dining room, providing excellent space for both relaxing and entertaining. The modern fitted kitchen offers a range of contemporary units and practical workspace. To the first floor are four well-proportioned bedrooms, including a principal bedroom with modern en-suite shower room, together with a stylish family bathroom. Externally, the property features ample off-road parking to the front, access to the garage, and an enclosed rear garden ideal for families and outdoor entertaining. Located within one of Billingham's most popular residential areas, Wolviston Court offers excellent access to nearby schools, shops, Wolviston Village, and the A19 for commuting across Teesside. Early viewing is highly recommended.



- Extended Semi Detached House • Four Spacious Bedrooms • 24 ft. Lounge/Dining Room • Modern Bathroom & En-Suite

Entrance Porch

Composite entrance door & UPVC double glazed window, tiled floor, coving, radiator and double doors leading to:

Hallway

Staircase to first floor, understair meter/storage cupboard, coving and a radiator.

Lounge/Dining Room

7.28m x 3.27m (max.) (23'10" x 10'8" (max.))

Front aspect UPVC double glazed bow window and rear aspect UPVC double glazed French doors opening to the garden. Feature wooden fireplace with marble hearth, coving, ceiling roses and two radiators.

Kitchen/Diner

2.67m x 5.45m (8'9" x 17'10")

Rear aspect UPVC double glazed window and doors opening to the garden. A range of base & wall units with rolled worksurfaces & tiled splashbacks incorporating a 1½ bowl stainless steel sink & mixer tap, gas hob with electric oven below & extractor hood over. Integrated dishwasher, space & plumbing for washing machine & tumble dryer, space for American style fridge/freezer, tiled floor, coving, and a radiator.

First Floor Landing

Spindle staircase, storage cupboard, coving and loft access with pull down ladder.

Bedroom One

6.27m (max.) x 2.74m (20'6" (max.) x 8'11")

Front aspect UPVC double glazed window, coving, ceiling rose, radiator and loft access.



- Excellently Presented Throughout
- Highly Popular Location
- Well Maintained Gardens
- Double Block Paved Drive & Garage
- Energy Rating: C-71
- Council Tax Band: C (£2,321.23)



En-Suite

Rear aspect UPVC double glazed window, cubicle with Mira electric shower, vanity/storage units housing wash basin & low level WC with concealed cistern, part tiled walls, tiled floor, spotlights, extractor fan and a chrome heated towel rail.

Bedroom Two

4.32m (max.) x 3.12m (14'2" (max.) x 10'2")

Front aspect UPVC double glazed window, fitted sliding mirrored wardrobes with matching drawers & shelving, coving, ceiling rose and a radiator.



Bedroom Three

3.52m (max.) x 2.73m (11'6" (max.) x 8'11")

Rear aspect UPVC double glazed window, coving, ceiling rose and a radiator.

Bedroom Four

2.74m x 2.06m (8'11" x 6'9")

Front aspect UPVC double glazed window, built-in storage cupboard, laminate flooring, coving, ceiling rose and a radiator.



Family Bathroom

Rear aspect UPVC double glazed window, modern white suite comprising; panel enclosed bath with Mira electric shower over, vanity units housing wash basin & a low level WC with concealed cistern, part tiled walls, tiled floor, spotlights, extractor fan and a chrome heated towel rail.

Externally

There is a walled garden to the front of the property with lawn and block paved double driveway providing off-street parking, a single garage with up & over door and power & lighting. Side access leads to a well maintained rear garden with stone patio & lawned areas, well stocked borders and recent fencing.





Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - 1130.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	

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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