



## 12 Colsterdale Close

High Grange, Billingham, TS23 3HD

**£200,000**



Exceptional Family Home In The Highly Sought-after 'High Grange' District – Offered With No Upward Chain

Delightfully Presented & Beautifully Enhanced spacious Family Home, Located In The Prestigious High Grange Area. Offered For Sale With The Advantage Of A Complete Onward Chain, This Property Is Ideal For Buyers Seeking A Smooth And Stress-free Purchase.



Full Description

From The Moment You Arrive, The Care And Investment In This Home Are Evident. A Modern Full-width Single-storey Rear Extension, Completed In 2021, Adds Valuable Living Space And Style, While The South-facing Landscaped Garden Offers The Perfect Outdoor Retreat.

Inside, The Property Boasts A High-spec Wren Kitchen Fitted In 2021, Complete With A Large Feature Island And A Full Range Of Integrated Appliances—a True Hub Of The Home For Cooking, Dining, And Entertaining.

The Cosy Family Lounge/Playroom Features A Bespoke Media Wall With An Elegant Glass-surround Electric Fireplace, Providing A Warm And Stylish Focal Point.

Upstairs, You'll Find A Three Well Appointed Bedrooms, Two With Bespoke Fitted Wardrobes & A Recently Upgraded Luxury Bathroom Comprising A Four-piece Suite, Including A Freestanding Bath And Walk-in Shower, Offering A Spa-like Atmosphere.

Additional Highlights Include:

- Integral Garage Offering Excellent Storage Or Potential For Conversion (Subject To Planning Permission) & Fitted EV Charger Supplied With Its own Fuse Board
- Block-paved Driveway With Off-road Parking For Multiple Vehicles
- Located Within Walking Distance Of Local Amenities, Reputable Schools, And Public Transport Routes
- Recently Fitted Boiler In 2018 Which Has Been Annually Serviced
- Recently Installed Electric Consumer Unit In 2021
- Partially Boarded Loft Space Offering Extra Storage Or Potential To Convert (STPP)
- Fitted EV Charger Supplied With Its own Fuse Board

This Property Is Ideally Positioned Within The Catchment Areas Of Several Highly Regarded Schools, Making It Perfect For Growing Families.

Location

Situated In A Sought After Location Of Billingham In High Grange Just Off High Grange Avenue.

- High Grange Park - 4 Minute Walk
- Billingham Children's Day Nursery - 8 Minute Walk
- Northfield School & Sports College - 23 Minute Walk
- St Michael's Catholic Academy - 20 Minute Walk
- Bede Sixth Form College - 7 Minute Walk
- Bede Sports Centre - 8 Minute Walk
- The Merlin, Pub & Food - 7 Minute Walk
- Kings Arms, Wolviston Rd -15 Minute Walk
- Tesco Superstore - 5 Minute Drive

Journey Times Are Approximate Provided By Google Maps.

Note

Please Find Attached Brochure With Material Information For Buyers.

Disclaimer

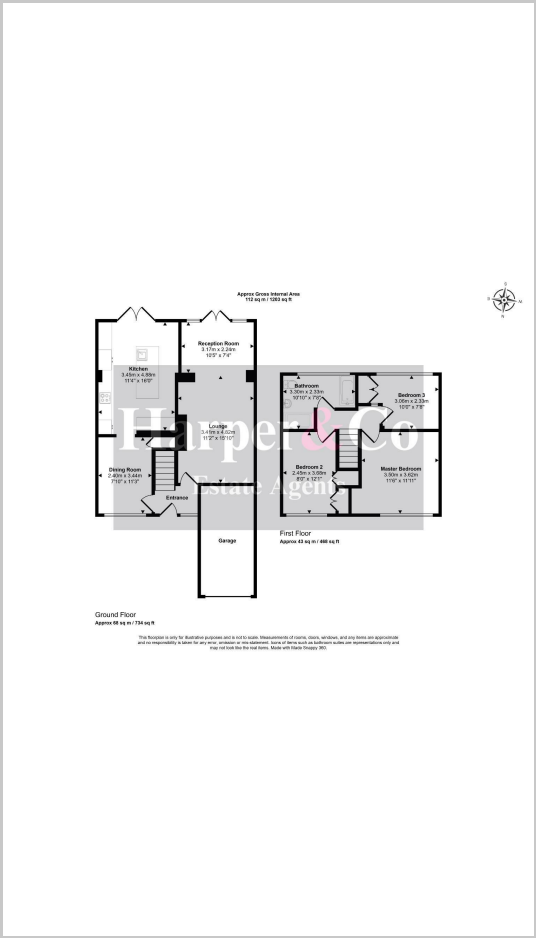
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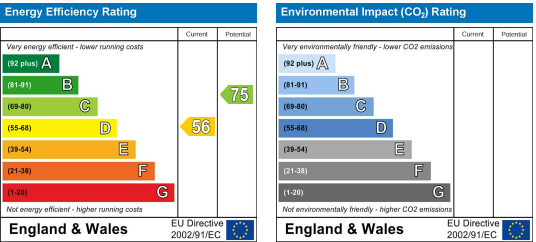
Area Map



Floor Plans



Energy Efficiency Graph



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