



This delightful corner-plot family home, situated in the popular High Grange area of Billingham, has come to the market with Smith & Friends Estate Agents and offers spacious, versatile accommodation ideal for modern family living. The property boasts generous and well-planned living space throughout. To the ground floor, there are three reception rooms providing flexible areas for relaxing, entertaining, or working from home. At the heart of the house is a stylish open-plan modern kitchen and dining area, creating a fantastic social space for family meals and gatherings. Additional ground-floor features include a useful utility room, a convenient cloakroom/WC, and a converted garage which offers extra storage and practical space. To the first floor, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the home enjoys the advantages of its corner-plot position, with an enclosed rear garden providing a private outdoor space ideal for children, pets, and entertaining. To the front of the property, there is a double driveway offering ample off-street parking. The location is another key highlight. Positioned within the sought-after High Grange area of Billingham, the property is conveniently close to a range of local schools, shops, and amenities. Excellent transport links are also nearby, with easy access to the A19, making this an ideal choice for commuters. This fantastic home must be viewed to fully appreciate the space, layout, and lifestyle it has to offer.

Wordsworth Close, Billingham, TS23 3YU

4 Bedroom - House - Detached

£300,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: E



ENTRANCE HALLWAY

5'2 x 2'7 (1.57m x 0.79m)

Front entrance door, carpet, radiator, coved ceiling, stairs to upper level.

CLOAKROOM

4'5 x 4'6 (1.35m x 1.37m)

Double glazed window to side aspect, flooring, vanity wash hand basin, vanity WC, radiator.

LOUNGE

12'9 x 13'9 (3.89m x 4.19m)

Double glazed bay window to front aspect, carpet, internal double doors to kitchen, radiator, coved ceiling.

GARAGE CONVERSION

8' x 8'6 (2.44m x 2.59m)

Double glazed window to front aspect, spot lights, flooring, radiator.

KITCHEN

25'2 x 12' (7.67m x 3.66m)

Double glazed window to rear aspect, bi-fold doors, flooring, spot lights, log burner, coal dual fire, radiator.

OPEN PLAN KITCHEN/DINER EXTENSION

17'2 x 12'5 (5.23m x 3.78m)

Internal double doors to lounge, kitchen island, spot lights, storage, flooring, double glazed window to side aspect.

UTILITY

7'8 x 6'3 (2.34m x 1.91m)

Partly tiled, storage, flooring, wall and base units, radiator, double glazed window to side aspect.

LANDING

13'2 x 4'4 (4.01m x 1.32m)

Carpet, loft access, storage, coved ceiling.

BEDROOM ONE

10'3 x 13'6 (3.12m x 4.11m)

Double glazed window to front aspect, carpet, coved ceiling, radiator.

EN SUITE

5'7 x 9' (1.70m x 2.74m)

Tiled flooring, shower, vanity wash hand basin, vanity WC, spot lights, heated towel rail.

BEDROOM TWO

8' x 14'4 (2.44m x 4.37m)

Double glazed window to front aspect, carpet, radiator, coved ceiling.

BEDROOM THREE

9' x 11' (2.74m x 3.35m)

Double glazed window to rear aspect, carpet, radiator.

BEDROOM FOUR/OFFICE

6'11 x 8'7 (2.11m x 2.62m)

Double glazed window to rear aspect, radiator, carpet.

BATHROOM/WC



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8'5 x 6'4 (2.57m x 1.93m)

Bath, shower, vanity wash hand basin, vanity WC, heated towel rail, spot lights, tiled flooring.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1444 ft²
134.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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