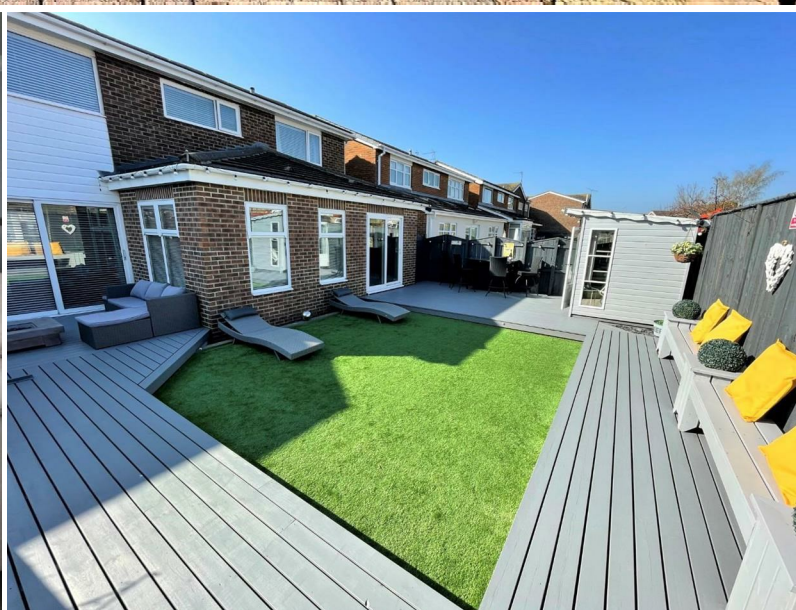




Carthorpe Drive, Billingham, TS23 3DJ

4 Bed - House - Detached

Offers Over £255,000

EPC Rating null

Council Tax Band D

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ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

DETACHED HOUSE. FOUR BEDROOMS. THREE RECEPTION ROOMS. SUPERB FAMILY HOME. EXTENDED TO THE REAR. BEAUTIFULLY PRESENTED. REFITTED KITCHEN AND BATHROOMS. INTEGRAL GARAGE. EXCELLENT OFF STREET PARKING. LANDSCAPED REAR GARDEN. VIEWING HIGHLY RECOMMENDED. MUST BE SEEN.

This outstanding four bedroom detached house must be viewed internally to be appreciated fully. Extended on the ground floor to the rear the property offers superb family sized accommodation with a beautiful landscaped rear garden which is an ideal entertaining space. The property has been refurbished to a high standard and is presented in immaculate decorative order throughout. In a pleasant cul de sac location in a popular residential area off High Grange Avenue within walking distance of local shops, schools for all age groups, regular bus services and approximately one mile from Billingham town centre. With the benefit of gas central heating and uPVC double glazing the accommodation briefly comprises: Entrance Hall with feature staircase, refitted ground floor Cloakroom/WC, large Lounge, spacious Sitting Room, refitted Kitchen with integrated appliances, Dining Room with patio doors to the rear garden, Landing, four good sized Bedrooms - two with fitted wardrobes and refitted Bathroom/WC with a white suite. Externally there is an enclosed front garden, block paved driveway providing off street parking, integral garage and a beautiful landscaped rear garden with decked patio areas. An internal inspection is highly recommended to appreciate the property fully. Please note the summerhouse is available by separate negotiation if required.

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door to the front elevation. Beautifully appointed entrance hall with lovely timber and glass staircase and decorative timber panelling to the walls. Central heating radiator with decorative cover, built in storage cupboard and wood effect laminate flooring. Panelled doors leading to the cloakroom/WC, lounge, sitting room and kitchen.

CLOAKROOM/WC

Double glazed window to the front elevation. Refitted white suite comprising of a circular washbasin with mixer tap in an attractive wooden stand and low level WC. Central heating radiator and ceiling coving.

LOUNGE

19'10 x 11'4 (6.05m x 3.45m)

Double glazed bow window to the front elevation. Attractive wall mounted timber mantelpiece. Tv aerial point, central heating radiator, ceiling coving, three wall lights and wood effect laminate flooring. Double glazed patio doors to the rear elevation leading to the rear garden.

SITTING ROOM

19'10 x 8'10 increasing to 10'6 (6.05m x 2.69m increasing to 3.20m)

Three double glazed windows to the side and rear elevations. Tv aerial point, central heating radiator, ceiling coving and wood effect laminate flooring. Panelled door leading to the dining room.

KITCHEN

12'10 x 8'10 (3.91m x 2.69m)

Refitted with a superb range of floor, wall and drawer units in white with chrome handles with fitted work surfaces having a matching splashback and incorporating a single drainer resin sink unit with mixer tap. Range type five ring gas cooker with extractor hood above. Integrated dishwasher and fridge/ freezer. Space and plumbing for a washing machine, ceiling coving and wood effect laminate flooring. Door leading to the garage and square archway leading to the dining room.

DINING ROOM

9' x 9' (2.74m x 2.74m)

Double glazed patio door to the rear elevation leading to the rear garden. Central heating radiator, ceiling coving and wood effect laminate flooring.

FIRST FLOOR LANDING

Double glazed window to the front elevation. Decorative timber panelling to the walls. Access to the loft, ceiling coving and panelled doors leading to four bedrooms and bathroom/WC.

BEDROOM 1

14'4 x 10'6 (4.37m x 3.20m)

Double glazed window to the front elevation. Range of fitted wardrobes. Central heating radiator, ceiling coving and wood effect laminate flooring.

BEDROOM 2

10'6 x 9' (3.20m x 2.74m)

Double glazed window to the front elevation. Range of fitted wardrobes with sliding doors. Central heating radiator, ceiling coving and wood effect laminate flooring.

BEDROOM 3

12'2 x 9' (3.71m x 2.74m)

Double glazed window to the rear elevation. Central heating radiator, ceiling coving and wood effect laminate flooring.

BEDROOM 4

9' x 9' (2.74m x 2.74m)

Double glazed window to the rear elevation. Central heating radiator, ceiling coving and wood effect laminate flooring.

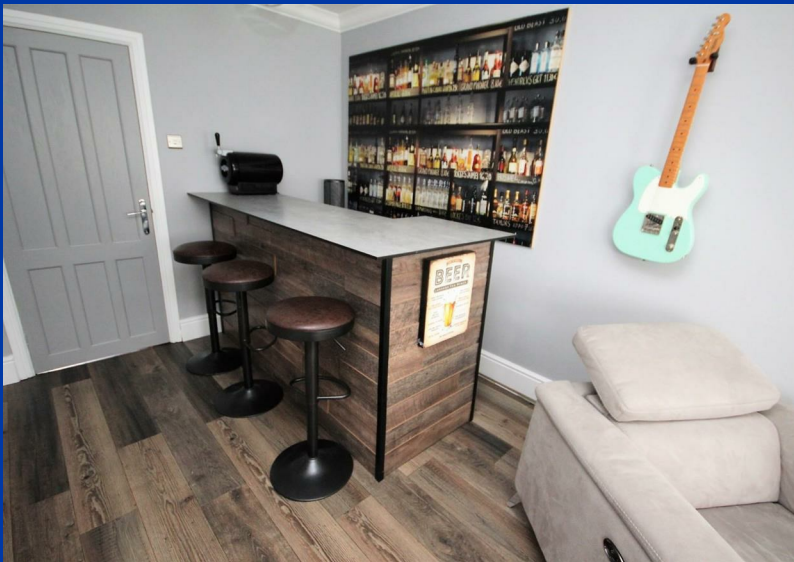
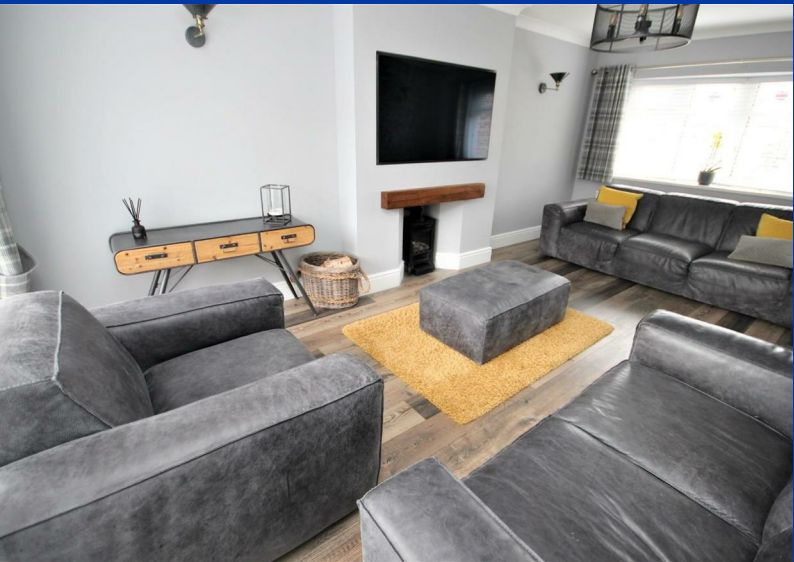
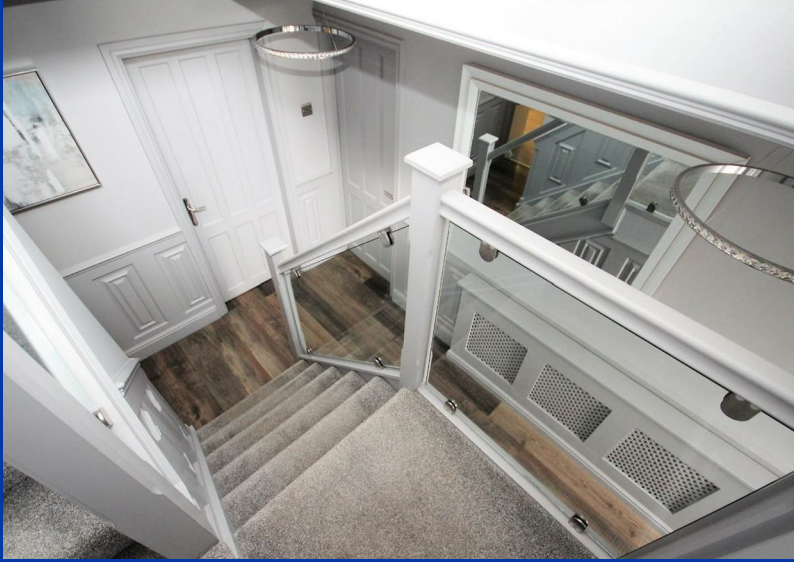
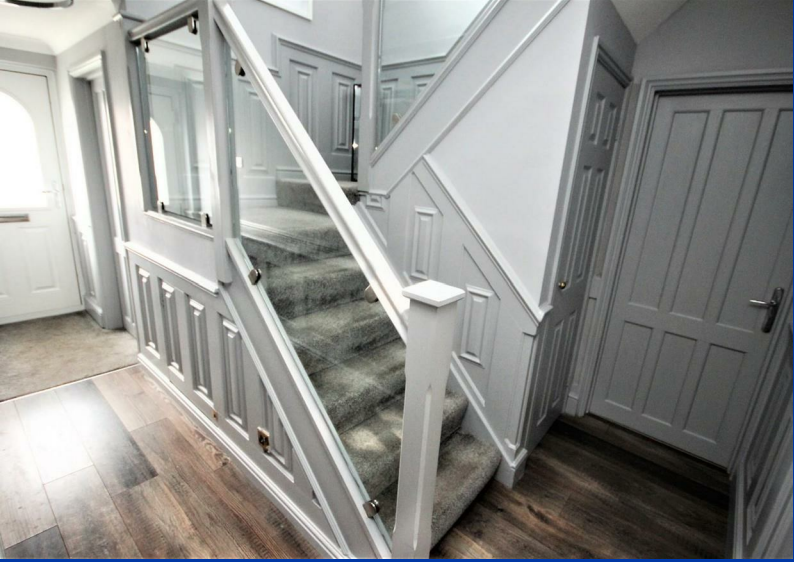
BATHROOM/WC

8'4 x 5'4 (2.54m x 1.63m)

Double glazed window to the rear elevation. Refitted white suite comprising of a bath with mixer tap/ shower attachment, circular washbasin with mixer tap and attractive tiled stand and low level WC. Part ceramic tiled walls, tiled flooring and chrome ladder type central heating radiator.

OUTSIDE

Enclosed front garden laid to lawn with external light. Block paved driveway for up to three vehicles leading to an integral garage 16'2 x 8'10 with up and over door, electric light, power points and water tap. Landscaped rear garden enclosed by timber fencing with artificial lawn and extensive decked patio areas with seating.



Carthorpe Drive
Approximate Gross Internal Area
1562 sq ft - 145 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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