This stunning detached family home is proudly brought to the market and occupies a sought-after position within a popular residential area of Billingham. Finished to an exceptional standard throughout, the property has been thoughtfully designed and meticulously maintained, leaving truly no corner unturned. It is perfectly suited to families seeking a home they can move straight into, with no renovation or modernisation required.

Upon entering, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the home. The ground floor boasts a spacious and luxurious lounge, offering a relaxing yet stylish living space which flows seamlessly into the contemporary, fully fitted kitchen and dining area — ideal for both everyday family life and entertaining guests. The kitchen is complemented by a separate utility room, providing additional storage and practicality, with internal access to the integral garage. Completing the ground floor is a beautifully presented conservatory, overlooking the rear garden and providing a versatile additional living space flooded with natural light.

To the first floor, the property continues to impress with four generously proportioned bedrooms, all finished to a high standard and offering ample space for a growing family. The standout family bathroom is truly something special, featuring a striking free-standing bath and an elegant archway leading to a walk-in shower, creating a luxurious, spa-like retreat.

Externally, the property benefits from a driveway providing off-street parking, an integral garage, and a well-maintained rear garden that offers a private and enjoyable outdoor space for both relaxation and entertaining.

This exceptional home combines space, style, and practicality in a highly desirable location and must be viewed to be fully appreciated.

**Bielby Avenue, Billingham, TS23 3YA**

**4 Bedroom - House - Detached**

**£250,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: C**

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**Bielby Avenue, Billingham, TS23 3YA**

**HALLWAY**
Front door, full length radiator, flooring, stairs to upper level.

**LOUNGE**
Double glazed bay window to front aspect, fire and surround, flooring, radiator.

**KITCHEN/DINER**
Storage, radiator, kitchen island, spot lights, double glazed window to rear aspect.

**UTILITY**
Flooring, double glazed window to rear aspect, door to rear aspect, sink and drainer, spot lights, access to integral garage.

**CONSERVATORY**
Double glazed windows and double glazed door, flooring.

**LANDING**
Cupboard, coved ceiling, loft access, carpet.

**BEDROOM ONE**
Double glazed window to front aspect, carpet, fitted wardrobes, radiator.

**BEDROOM TWO**
Double glazed window to rear aspect, carpet, radiator, fitted wardrobes.

**BEDROOM THREE**
Double glazed window to side aspect, carpet, radiator, storage, fitted wardrobes, loft access.

**BEDROOM FOUR/OFFICE**
Double glazed window to front aspect, radiator, carpet, fitted wardrobe.

**BATHROOM**
Tiled flooring, free standing bath, WC, window, spot lights, double glazed window to rear aspect.

**Bielby Avenue, Billingham, TS23 3YA**

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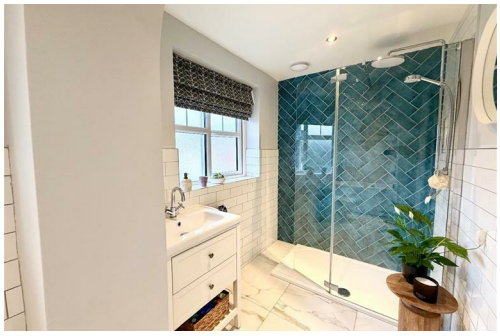

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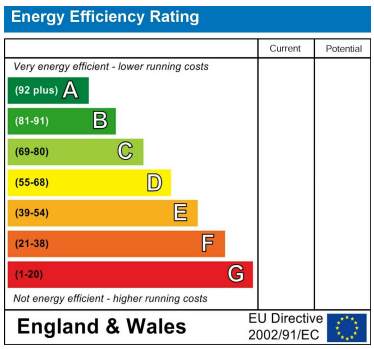


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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