



This superb family home is proudly brought to the market by Smith & Friends Estate Agents and offers generous living accommodation throughout, complemented by an exceptionally spacious rear garden. Tucked away in a quiet cul-de-sac, the property enjoys a desirable position within the ever-popular residential area of Billingham, making it ideal for families and those seeking a peaceful yet convenient location.

Upon entering, the home opens into a welcoming entrance hallway which sets the tone for the rest of the property. The ground floor benefits from a convenient cloakroom and a well-proportioned lounge, featuring internal doors that lead seamlessly into the dining room, creating a flexible and sociable living space. Further enhancing the accommodation is a bright conservatory overlooking the rear garden, along with a fitted kitchen and separate utility room, offering practicality for everyday family life.

To the first floor, the property boasts three spacious bedrooms, all accessed via a grand and airy landing. Completing the upper level is a modern family bathroom, finished to a high standard and featuring a stylish free-standing bath, adding a touch of luxury.

Overall, this impressive home combines generous living space, a sought-after location, and an outstanding garden, making it a fantastic opportunity for prospective buyers.

**Dryden Close, Billingham, TS23 3TT**

**3 Bed - House - Detached**

**£250,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**

# Dryden Close, Billingham, TS23 3TT

## ENTRANCE HALLWAY

uPVC front door, radiator, storage cupboard, flooring.



## CLOAKROOM/WC

Double glazed window to front aspect, flooring, vanity WC, radiator.

## LOUNGE

Flooring, fire and surround, double glazed square bay window to front aspect, radiator, coved ceiling.

## DINING ROOM

Flooring, coved ceiling, radiator, patio doors to conservatory, internal doors to garage.

## CONSERVATORY

Double glazed window to side aspect, radiator, flooring.



## KITCHEN

Tiled flooring, double glazed window to rear aspect, radiator, spot lights, access to utility room.

## UTILITY ROOM

Double glazed window to rear aspect, tiled flooring, sink and drainer, radiator.



## LANDING

Carpet flooring, loft access, airing cupboard.

## BEDROOM ONE

Fitted sliding wardrobes, carpets, radiator, double glazed window to rear aspect.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to front aspect, radiator, carpet, storage cupboard.

## BATHROOM

Free standing bath, vanity wash hand basin, vanity WC, heated towel rail, spot lights, double glazed window to front aspect.



Approximate total area<sup>(1)</sup>  
1037 ft<sup>2</sup>  
96.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the EPC. (1) Excluding balconies and terraces. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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

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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.