

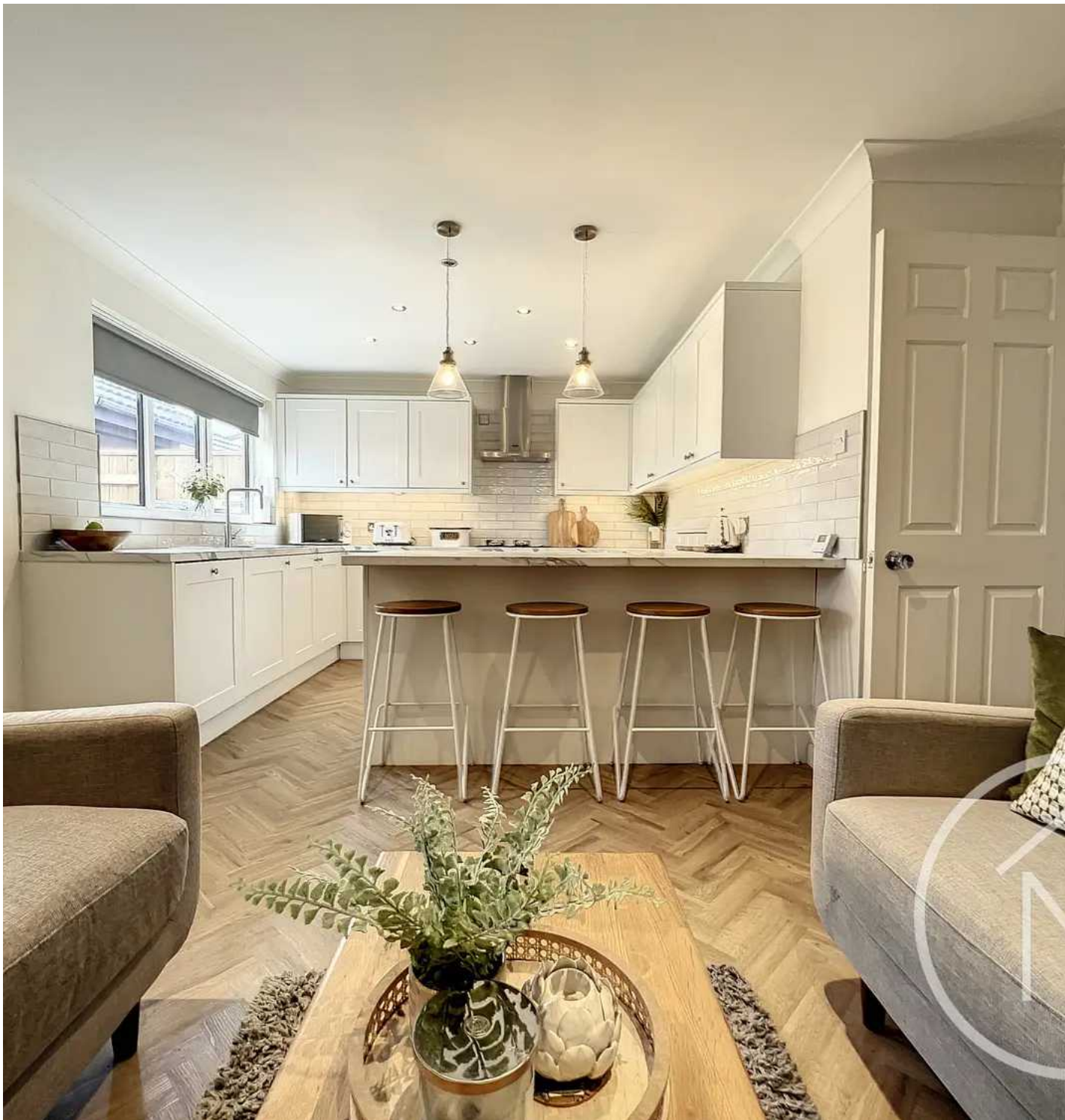


16 Eden Way, Billingham  
Billingham



In Excess of £350,000





## 16 Eden Way

Billingham, Billingham

Situated in a sought-after cul-de-sac on Wolviston Court, this stunning four-bedroom detached property offers the perfect blend of modern living and convenience. Boasting a prime location in close proximity to both primary and secondary schools, it is an ideal home for families.

Upon entering, you are greeted by an inviting Entrance Hall, setting the tone for the contemporary design found throughout the home. The ground floor features a convenient WC, a spacious lounge perfect for relaxation, and an impressive open plan family hub. The family hub combines the kitchen, living, and dining areas, creating a versatile space for entertaining guests or enjoying quality time with family.

The property offers a total of four good-sized bedrooms, ensuring ample space for everyone in the household. The master bedroom benefits from an en-suite shower room, providing privacy and convenience. Additionally, there is a well-appointed family bathroom complete with a bath and a separate shower, catering to all your bathing needs.

The property has been upgraded to a high standard, with a focus on modern living. The interior design reflects a contemporary aesthetic, with stylish finishes and attention to detail evident throughout. Large windows allow for an abundance of natural light to flood the living spaces, creating a bright and welcoming atmosphere.



Outside, the property boasts front and rear gardens, providing outdoor spaces to enjoy the fresh air and relax. The rear aspect offers picturesque views over fields, visible from the upstairs windows, adding a touch of tranquility to the surroundings.

A notable feature of this property is the garage, which has been partially converted into a versatile space. Whether you envision it as a bar/social area for entertaining guests or a home office for a productive work-from-home setup, this additional space offers flexibility and convenience. Furthermore, off-street parking is available, ensuring ease and convenience for residents and visitors alike.

- Upgraded four-bedroom detached property in a popular cul-de-sac on Wolviston Court
- Modern living with high-standard renovations throughout
- Open plan family hub combining kitchen, living, and dining spaces
- En-suite shower room in the master bedroom, plus a family bathroom with bath and separate shower
- Partially converted garage ideal for a bar/social area or home office
- Energy Efficiency Rating: TBC





#### Entrance Hall

5' 9" x 16' 10" (1.76m x 5.14m)

#### Ground Floor W/c

3' 5" x 6' 11" (1.03m x 2.10m)

#### Lounge

11' 11" x 19' 5" (3.63m x 5.92m)

#### Kitchen/Living/Diner

24' 8" x 19' 5" (7.51m x 5.92m)

#### Landing

11' 3" x 10' 2" (3.42m x 3.09m)

#### Family Bathroom

5' 8" x 8' 11" (1.72m x 2.71m)

#### Bedroom One

10' 4" x 12' 3" (3.14m x 3.73m)

#### En-Suite

3' 3" x 9' 0" (1.00m x 2.74m)

#### Bedroom Two

10' 8" x 12' 3" (3.25m x 3.73m)

#### Bedroom Three

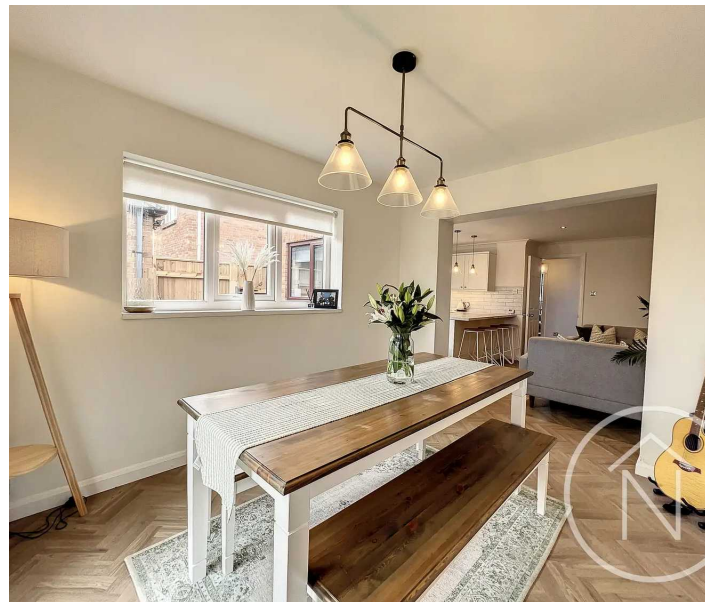
13' 3" x 7' 0" (4.03m x 2.13m)

#### Bedroom Four

12' 1" x 7' 0" (3.68m x 2.14m)

#### Bar/Home Office

11' 9" x 8' 0" (3.58m x 2.43m)

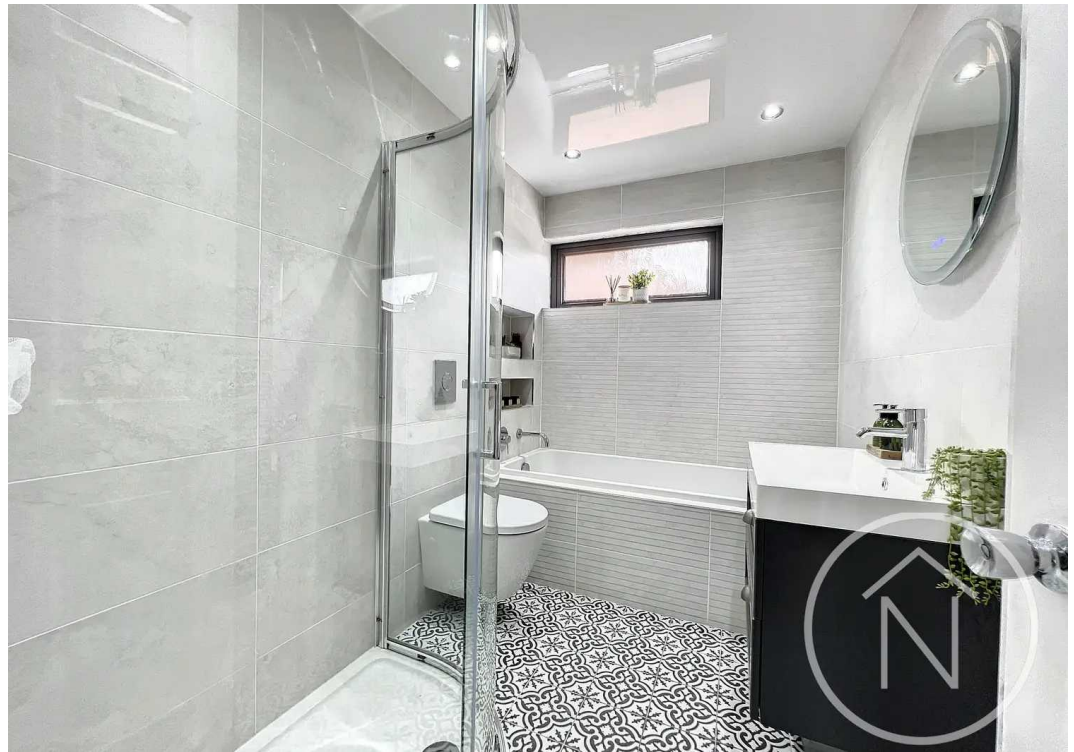
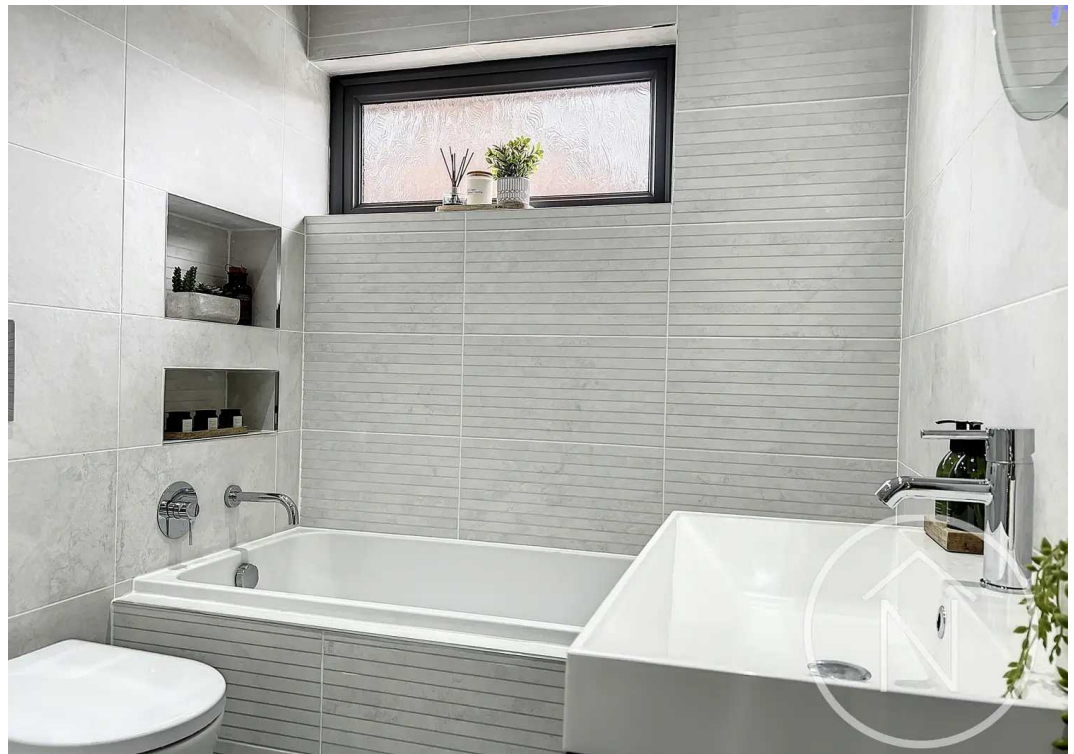
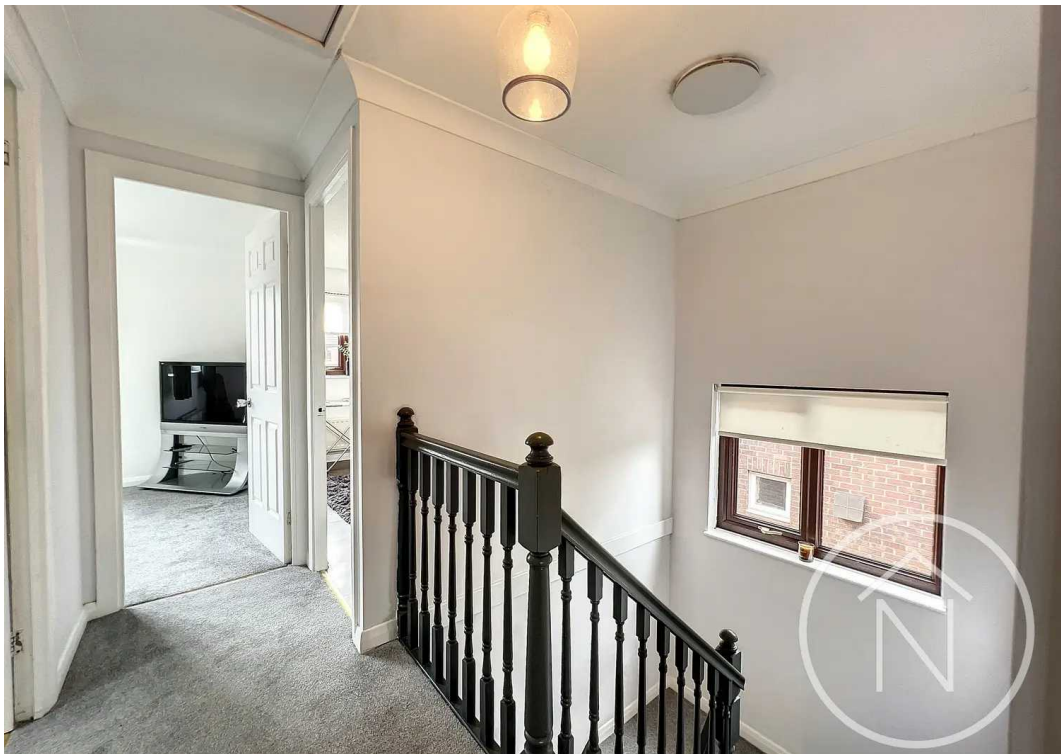




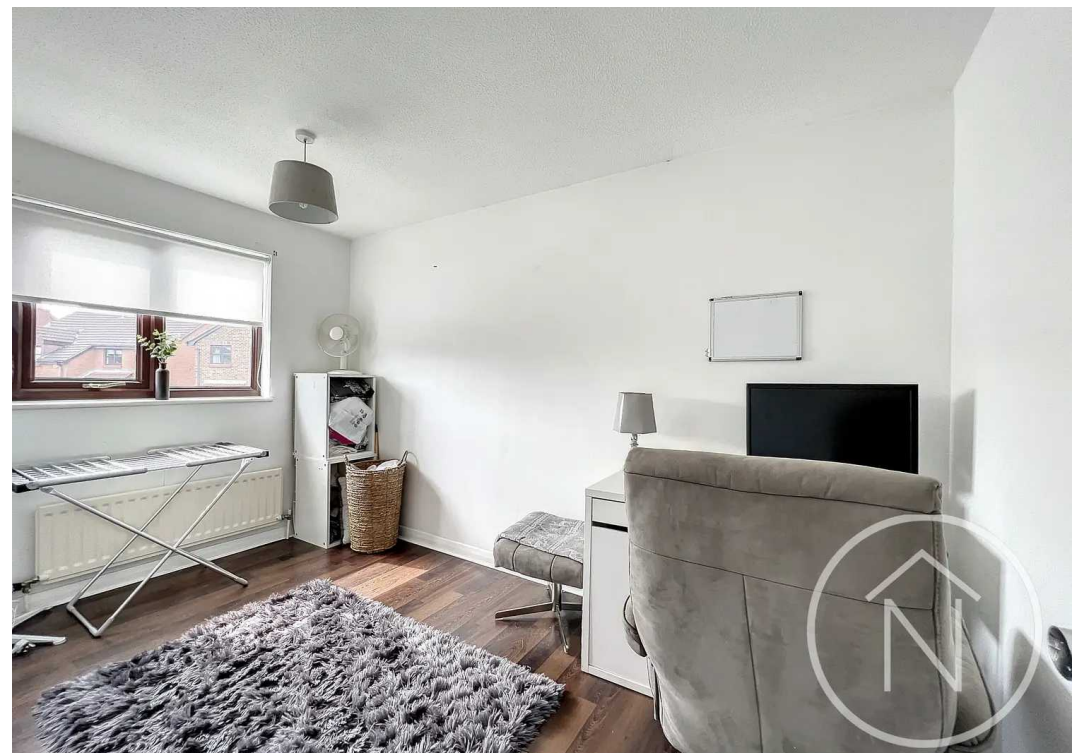
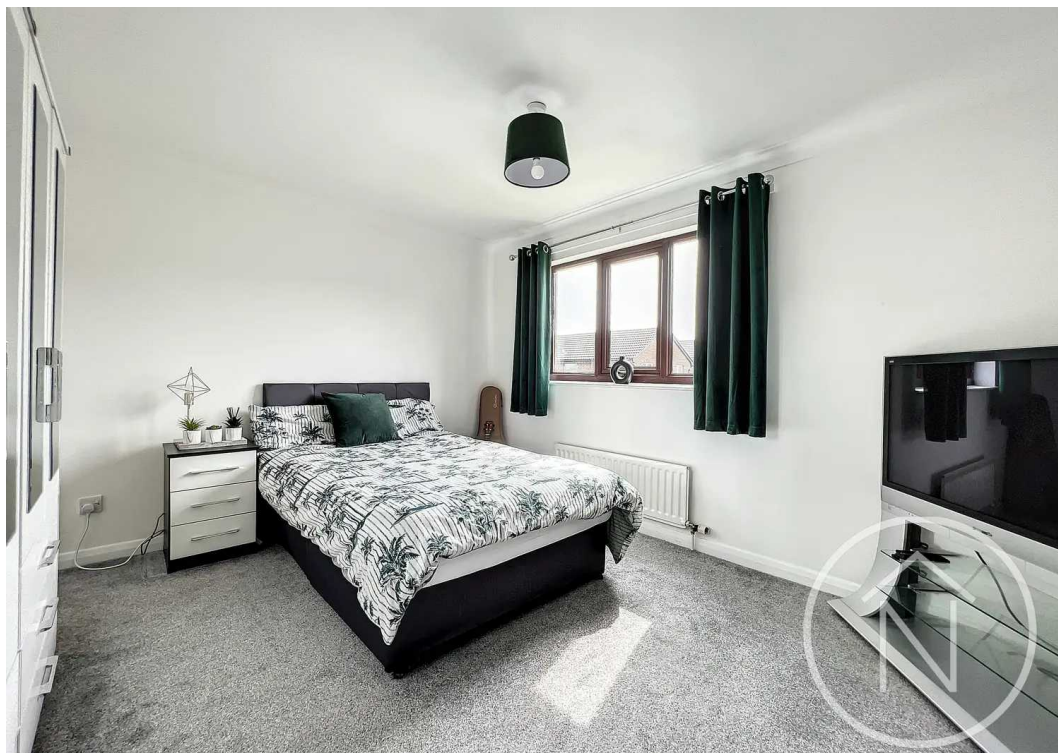
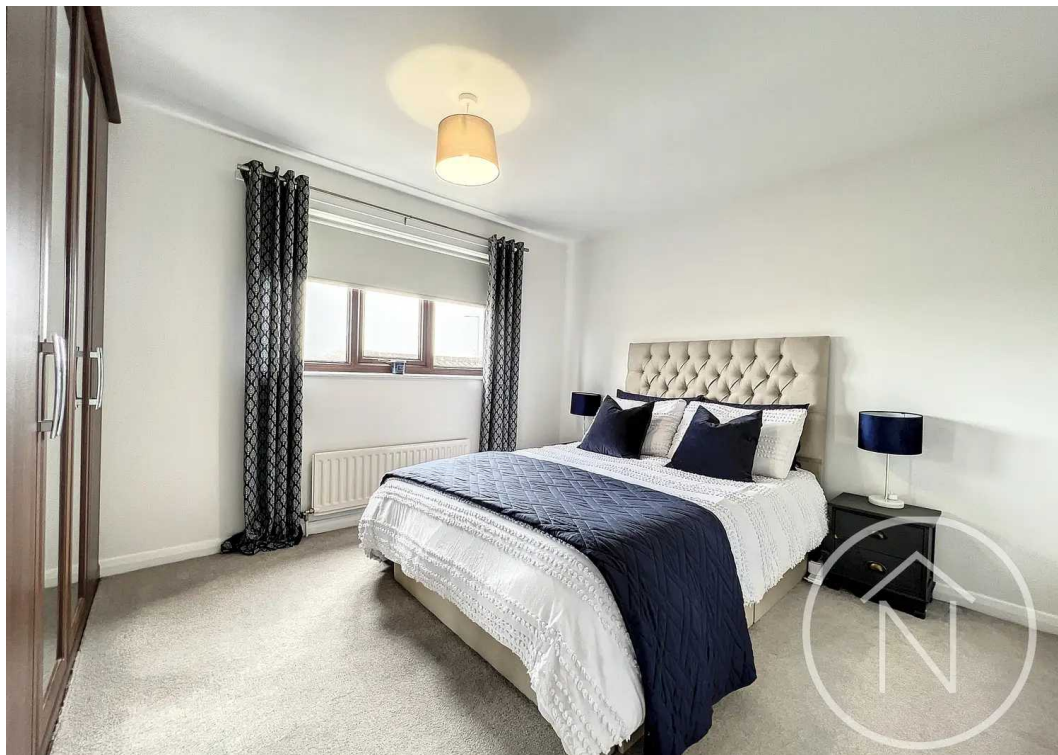




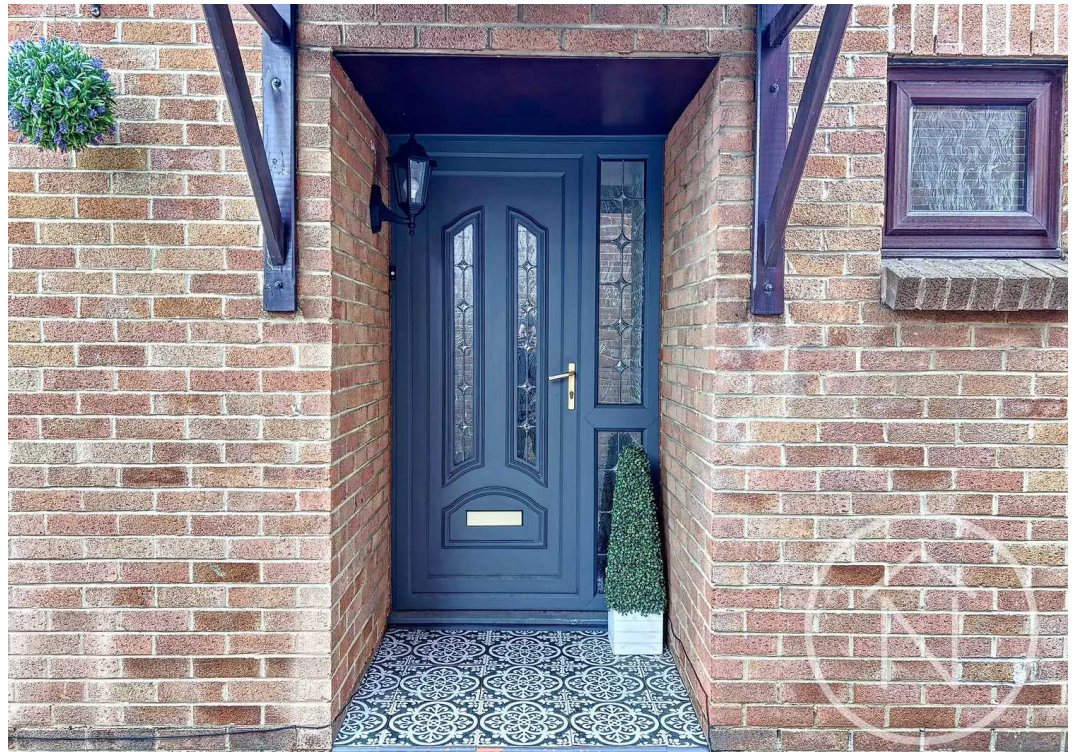








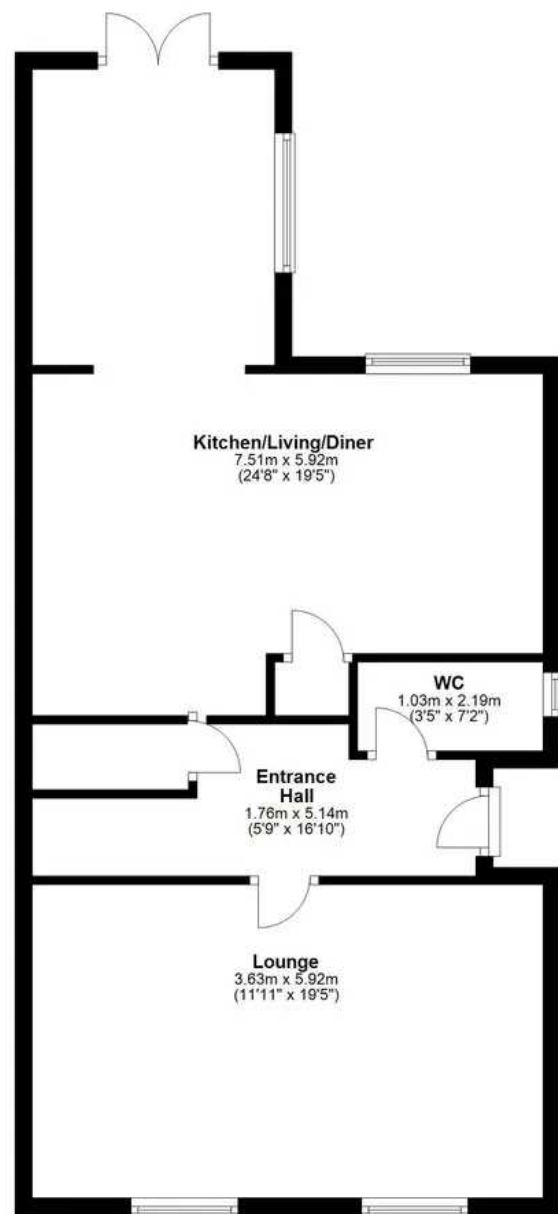






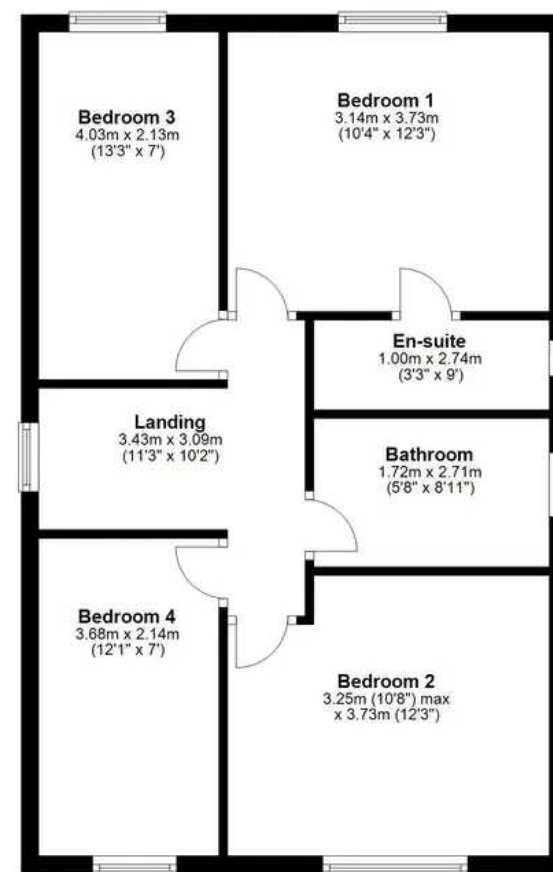
## Ground Floor

Approx. 77.9 sq. metres (838.2 sq. feet)



## First Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



Total area: approx. 134.2 sq. metres (1445.0 sq. feet)

floor plan(s) by Northgate: for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222 • [billingham@northgates.net](mailto:billingham@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)

