



Elvington Close, Billingham - TS23 3YS



Offers In Excess Of £250,000



Elvington Close

Billingham

Offers Invited Between £250,000 and £260,000

This exceptional four bedroom detached home presents a rare opportunity to acquire a spacious and thoughtfully extended family residence, situated on a fantastic plot within a desirable cul-de-sac location. The property is approached via a generous driveway which provides ample off-road parking and leads to a garage, offering both convenience and additional storage options. Upon entering, you are welcomed by an entrance hall that sets the tone for the well-proportioned accommodation throughout. The lounge is a comfortable and inviting space, ideal for relaxation or entertaining, while the adjoining dining room offers versatility for formal gatherings or every-day family meals. The kitchen/diner is well-appointed with a range of fitted units and ample worktop space, providing a practical and sociable environment for cooking and dining. A separate utility room adds further functionality, keeping laundry and household tasks neatly out of sight, and a ground floor WC enhances the convenience for both residents and guests. Upstairs, the landing leads to four generously sized bedrooms, each offering comfortable accommodation and flexibility for family living, home working or hobbies. The master bedroom benefits from its own en-suite shower room, providing a private retreat, while the remaining bedrooms are served by a family bathroom, ensuring comfort for all. The property is finished with UPVC double glazing and gas central heating for year-round comfort and energy efficiency. This superb home combines spacious living areas, a practical layout and a sought-after location, making it ideal for families seeking a long-term home with excellent amenities and transport links nearby.

Council Tax band: D | Tenure: Freehold | EPC Energy Efficiency Rating: D



Entrance Hall

Lounge

13' 10" x 12' 11" (4.21m x 3.93m)

Dining Room

18' 8" x 8' 4" (5.68m x 2.53m)

Kitchen

18' 0" x 8' 11" (5.48m x 2.72m)

Utility Room

11' 5" x 7' 9" (3.48m x 2.37m)

Wc

4' 8" x 4' 7" (1.43m x 1.39m)

Landing

Bathroom

8' 5" x 6' 6" (2.56m x 1.97m)

Bedroom 1

13' 11" x 10' 3" (4.23m x 3.12m)

En-suite

7' 10" x 5' 8" (2.39m x 1.73m)

Bedroom 2

13' 9" x 7' 11" (4.20m x 2.41m)

Bedroom 3

11' 1" x 9' 3" (3.38m x 2.83m)

Bedroom 4

8' 8" x 6' 11" (2.65m x 2.11m)





GARDEN

GARAGE

Single Garage

OFF STREET

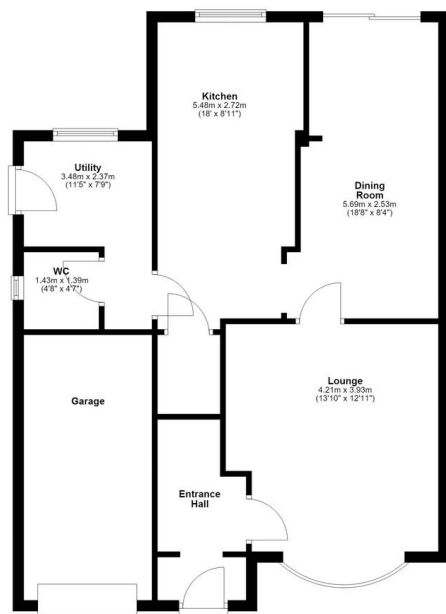




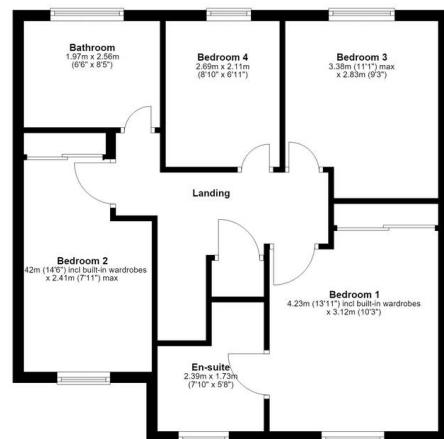




Ground Floor
Approx. 74.2 sq. metres (798.9 sq. feet)



First Floor
Approx. 69.8 sq. metres (600.7 sq. feet)



Total area: approx. 130.0 sq. metres (1399.6 sq. feet)



Northgate - Teesside

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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.