



Dalby Close, Billingham - TS22 5RW



In Excess of £350,000



Dalby Close, Billingham

This impressive four bedroom detached home is positioned within a sought-after cul-de-sac on Wolviston Court, offering an exceptional opportunity for families seeking both space and convenience. The property welcomes you with a generously sized entrance hall, leading through to a bright and inviting lounge that provides a comfortable setting for relaxation or entertaining guests. The kitchen/diner is thoughtfully designed to accommodate family meals and social gatherings, featuring ample storage and workspace. A useful ground floor WC adds further practicality, while a versatile second reception room offers flexibility as a family room, playroom, or home office. Upstairs, a spacious landing gives access to four well-proportioned double bedrooms, ensuring plenty of space for each family member. The master bedroom benefits from an en-suite shower room for added privacy and comfort, while the family bathroom serves the remaining bedrooms. Throughout the home, UPVC double glazing and gas central heating ensure year-round warmth and energy efficiency. Additional highlights include off street parking and an integral garage, providing secure storage and convenience. Ideally located close to highly regarded primary and secondary schools, this property is perfect for families wishing to settle in a friendly and established community with excellent local amenities. The thoughtful layout, combined with the quality of fixtures and fittings, creates a welcoming atmosphere that is ready to move into. Whether you are looking for generous living accommodation, versatile reception space, or proximity to reputable schools, this property delivers on every front.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



Entrance Hall

11' 9" x 9' 7" (3.58m x 2.92m)

Lounge

21' 4" x 16' 7" (6.50m x 5.06m)

Kitchen/Diner

19' 5" x 8' 3" (5.91m x 2.52m)

WC

8' 6" x 5' 1" (2.58m x 1.56m)

Family Room

18' 4" x 8' 8" (5.58m x 2.64m)

Landing

13' 6" x 8' 11" (4.11m x 2.71m)

Bathroom

9' 1" x 6' 6" (2.77m x 1.97m)

Bedroom 1

18' 4" x 10' 5" (5.58m x 3.17m)

En-suite

9' 1" x 7' 2" (2.77m x 2.19m)

Bedroom 2

14' 8" x 8' 7" (4.48m x 2.62m)

Bedroom 3

11' 11" x 8' 1" (3.64m x 2.47m)

Bedroom 4

11' 5" x 9' 5" (3.49m x 2.88m)





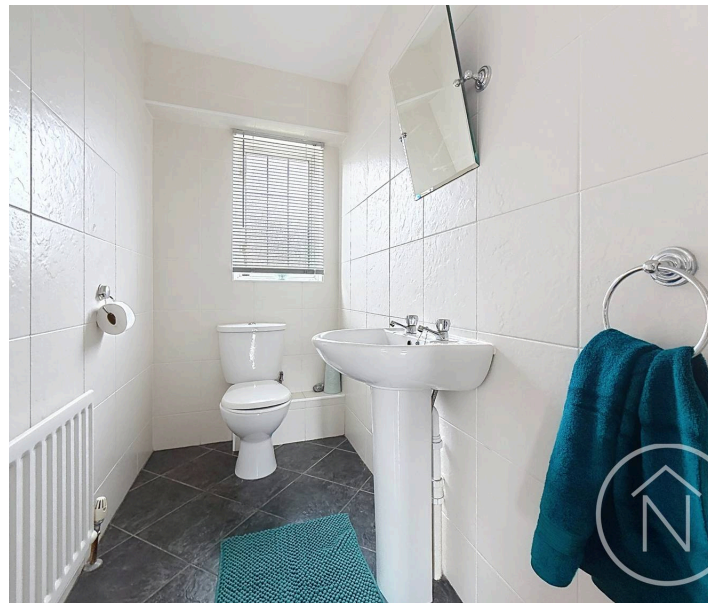
GARDEN

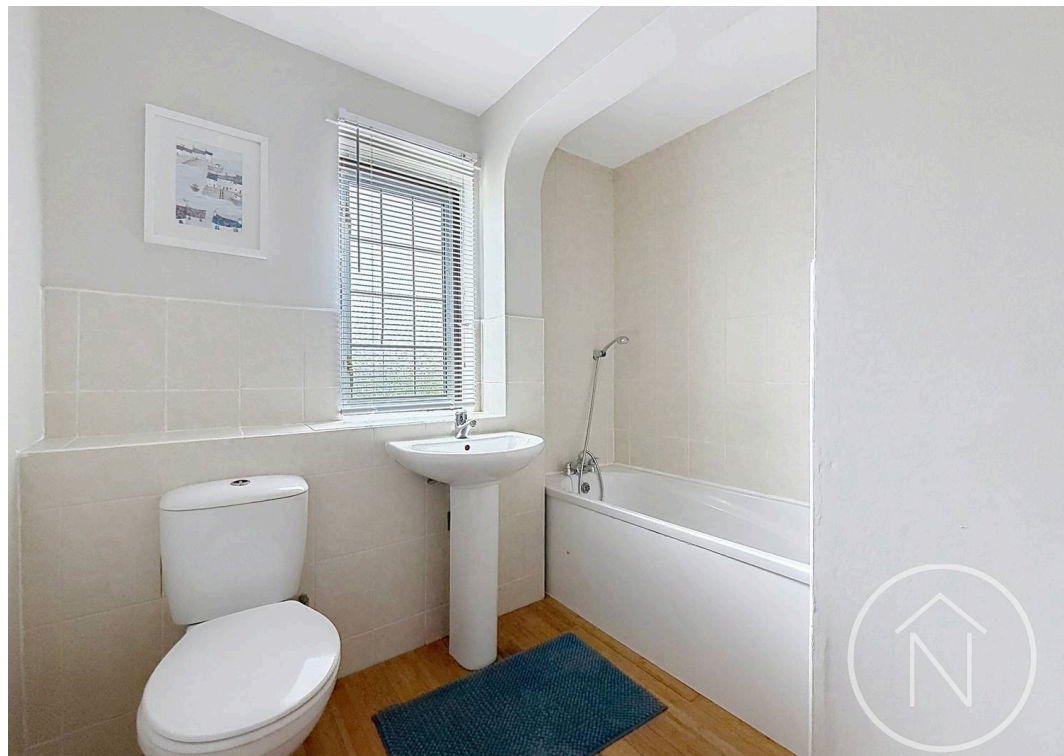
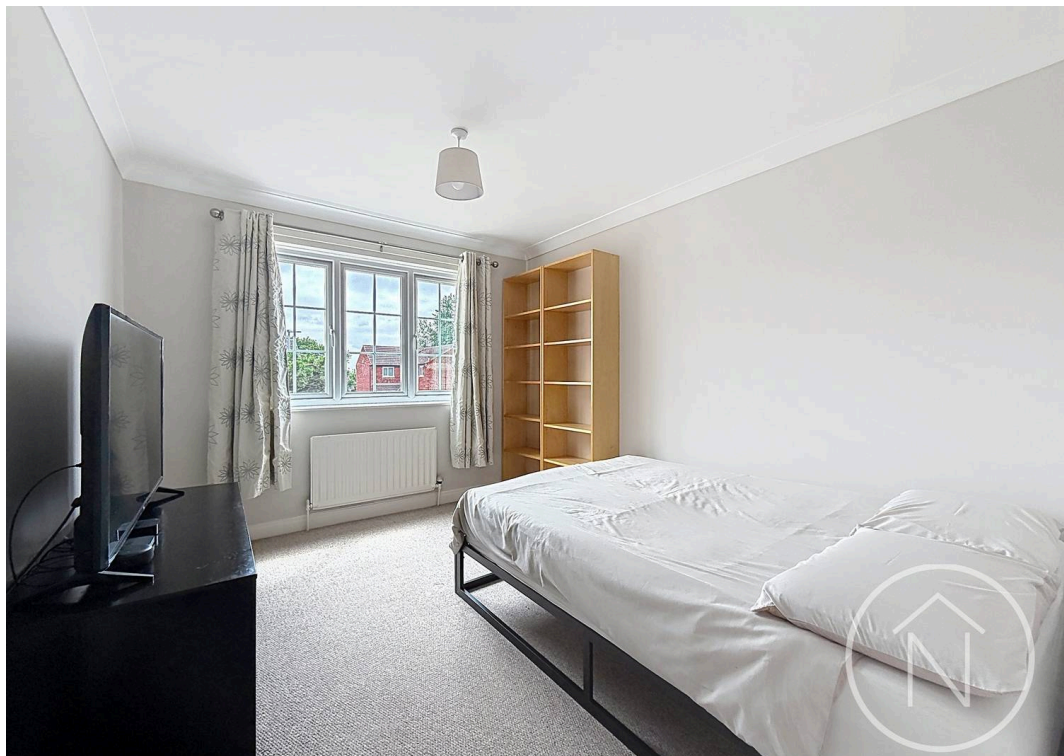
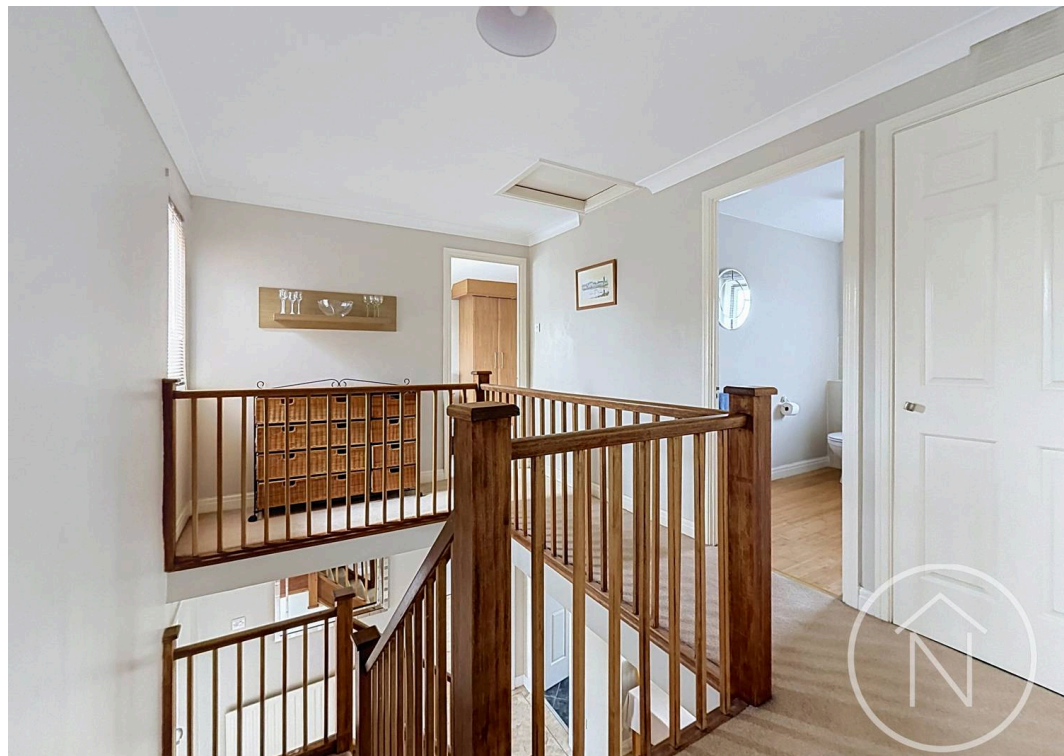
GARAGE

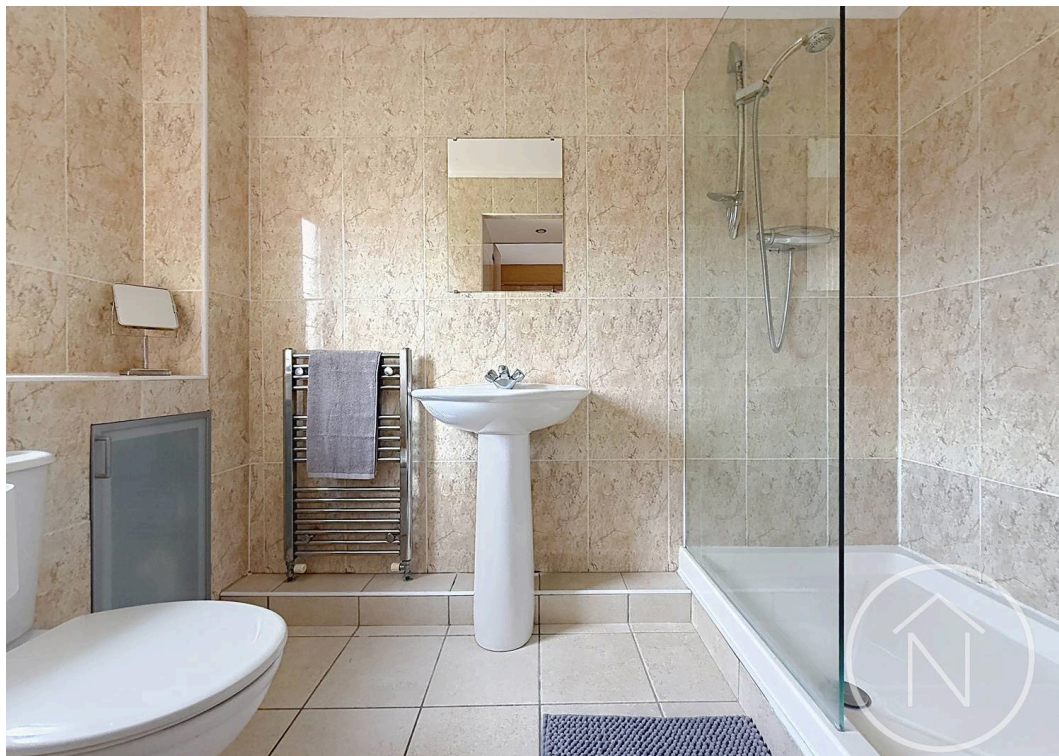
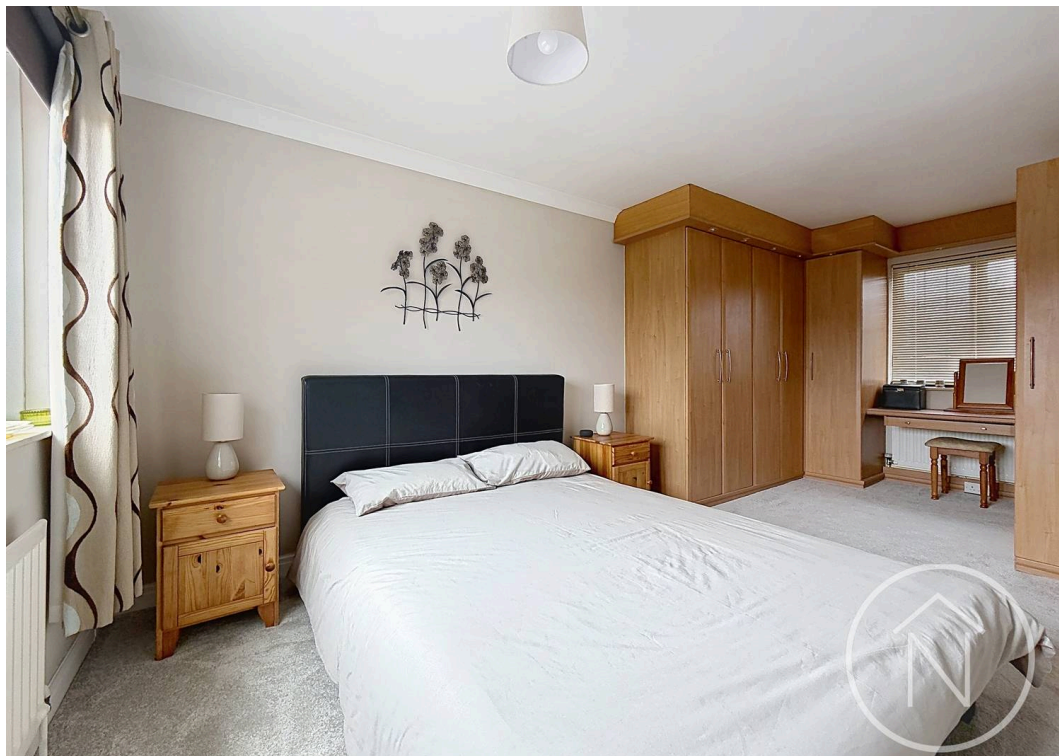
Single Garage

DRIVEWAY

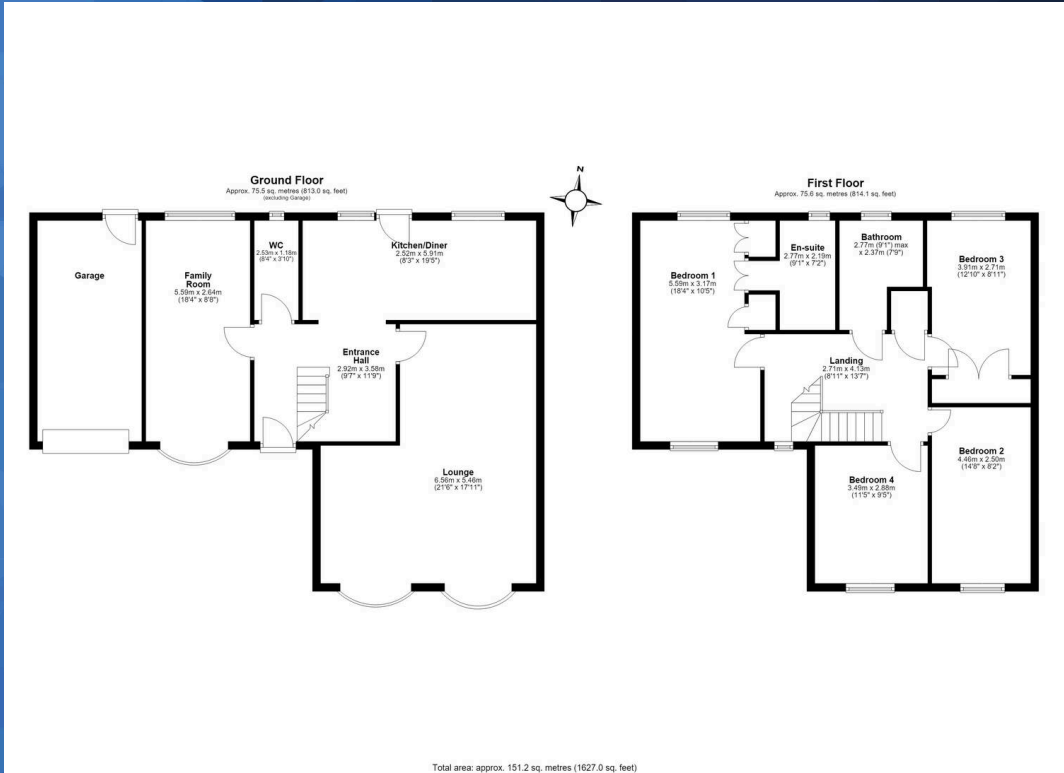
3 Parking Spaces













Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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.