



2 The Pippins, Billingham
Billingham



In Excess of £325,000



2 The Pippins

Billingham, Billingham

Located in the highly sought-after Wolvston village, this meticulously maintained three-bedroom detached bungalow offers a serene retreat in a peaceful cul-de-sac setting. Boasting a convenient village location within walking distance of the beloved Wellington Inn, local post office / high street shop, this property presents an exceptional opportunity for those seeking a tranquil village lifestyle.

The property is a true gem, with a private driveway leading up to the garage. As you enter, you are greeted by a welcoming entrance hall that flows seamlessly into the generous lounge, offering a perfect space for relaxation or entertaining guests. The adjacent dining room provides an elegant setting for formal meals, while the kitchen is equipped with modern appliances and ample storage, catering to culinary enthusiasts.

The property features two well-appointed bathrooms, including an en-suite in one of the three bedrooms, offering both convenience and comfort. The bedrooms are spacious, allowing for ample natural light to filter through, creating airy and inviting spaces for rest and rejuvenation.



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Furthermore, this bungalow boasts a west-facing rear garden, providing a peaceful outdoor sanctuary for al fresco dining, gardening, or simply unwinding amidst the tranquillity of nature. The property's energy efficiency rating of C ensures that it is not only beautiful but also cost-effective to maintain and environmentally friendly.

In summary, this charming bungalow in Wolvston village offers a harmonious blend of village charm and modern comfort. With two reception rooms, spacious bedrooms, and a well-maintained interior, this property presents an ideal opportunity for those looking to reside in a serene village setting while still having easy access to essential amenities. Don't miss the chance to make this delightful property your own and experience the peaceful village lifestyle you've been dreaming of.

- Three Bedroom Detached Bungalow
- Village Location
- Driveway & Garage
- Two Reception Rooms
- Two Bathrooms
- Energy Efficiency Rating: C
- Council Tax band: E | Tenure: Freehold



Entrance Hall

Lounge

16' 11" x 12' 9" (5.15m x 3.88m)

Dining Room

13' 10" x 9' 9" (4.22m x 2.96m)

Kitchen

13' 10" x 8' 8" (4.21m x 2.65m)

Utility

5' 1" x 9' 4" (1.55m x 2.84m)

Bathroom

7' 9" x 9' 4" (2.35m x 2.84m)

Bedroom One

15' 5" x 10' 10" (4.71m x 3.31m)

En-Suite

5' 0" x 7' 8" (1.53m x 2.33m)

Bedroom Two

15' 7" x 9' 5" (4.75m x 2.88m)

Bedroom Three

10' 11" x 6' 8" (3.34m x 2.03m)

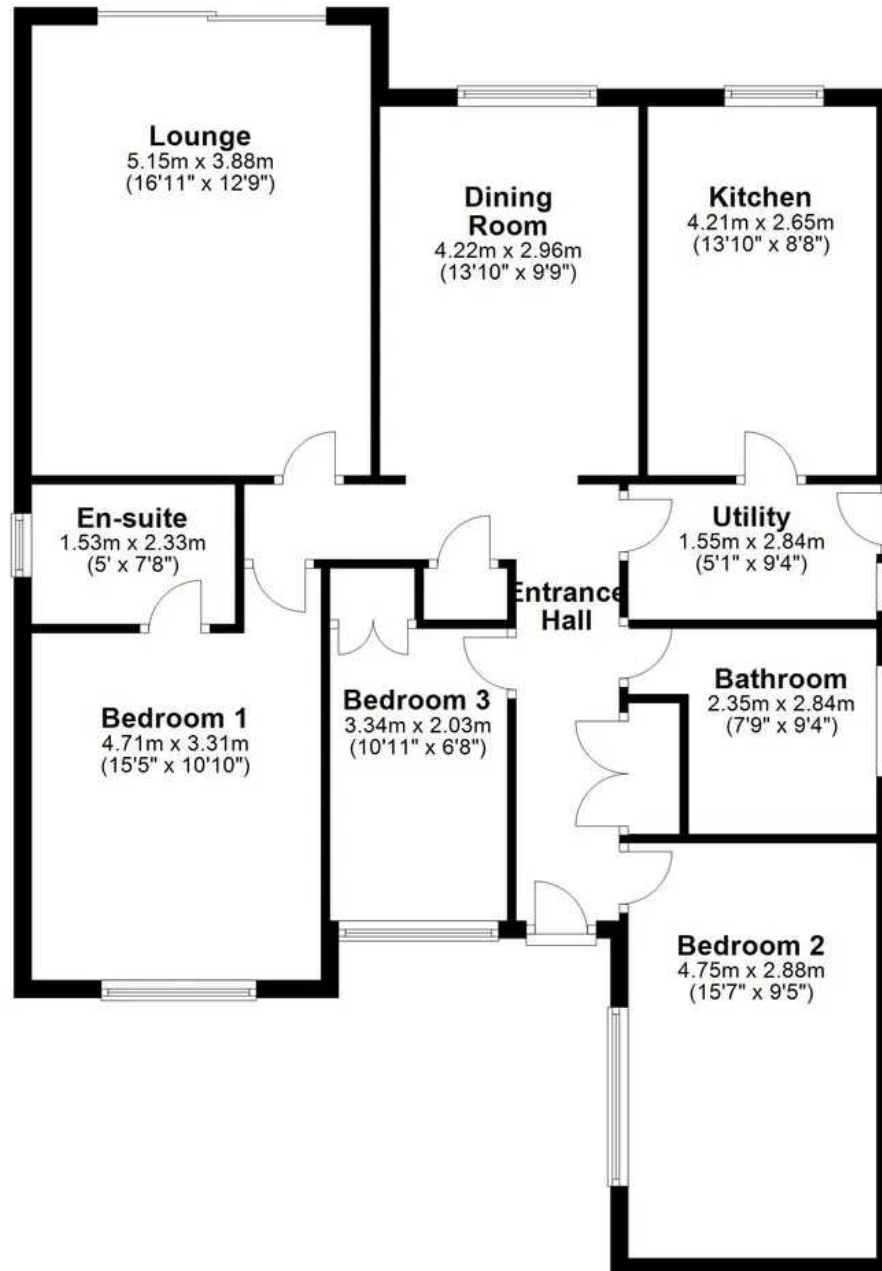






Ground Floor

Approx. 106.9 sq. metres (1150.4 sq. feet)



Total area: approx. 106.9 sq. metres (1150.4 sq. feet)

floor plan(s) by Northgate[®] for illustration purpose only all measurements are approximate.
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Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222 • billingham@northgates.net • www.northgates.co.uk/

