



# The Pippins, Billingham

Billingham



Guide Price £375,000



## The Pippins

### Wolviston Village

- Three Bedroom Detached Bungalow In A Village Location
- No Onward Chain
- Large Plot With Front & Rear Gardens
- Driveway & Double Garage
- Gas Central Heating & Double Glazing Throughout
- Energy Efficiency Rating: C
- Council Tax band: D | Tenure: Freehold

Nestled within the sought after village of Wolviston, this delightful three-bedroom detached bungalow presents an ideal opportunity for those seeking a peaceful retreat. Boasting a generous plot, this property offers a rare chance for buyers to embrace a serene lifestyle. The absence of an onward chain ensures a smooth transition for the next owner to make this house their home.

Comprising a spacious driveway leading to a double garage, this bungalow provides ample parking space for multiple vehicles. The interiors are thoughtfully designed, featuring gas central heating and double glazing throughout for modern comfort. With accommodation encompassing an entrance hall, a light-filled lounge flowing seamlessly into a dining room, a charming conservatory, a functional kitchen, a utility room, a WC, a family bathroom, and three bedrooms, this home caters to various living needs. Immaculately presented and meticulously cared for, this property represents a canvas for the discerning buyer to impart their personal touch.



Outside, the expansive gardens offer a private haven for outdoor relaxation, entertaining guests, or indulging in gardening pursuits. The verdant surroundings create a tranquil ambience, perfect for enjoying alfresco dining or unwinding amidst nature. Embrace the opportunity to bask in the tranquillity of village life while relishing the convenience of local amenities and excellent transport links. Don't miss out on the chance to acquire this charming bungalow and create a bespoke haven tailored to your unique lifestyle preferences.



#### Entrance Hall

18' 8" x 7' 2" (5.69m x 2.18m)

#### Lounge

16' 2" x 10' 9" (4.94m x 3.27m)

#### Dining Room

12' 2" x 8' 11" (3.70m x 2.73m)

#### Conservatory

11' 11" x 9' 8" (3.63m x 2.95m)

#### Kitchen

12' 0" x 8' 11" (3.67m x 2.71m)

#### Utility

8' 9" x 4' 9" (2.67m x 1.44m)

#### Wc

2' 10" x 4' 10" (0.86m x 1.47m)

#### Bathroom

7' 10" x 7' 10" (2.39m x 2.39m)

#### Bedroom One

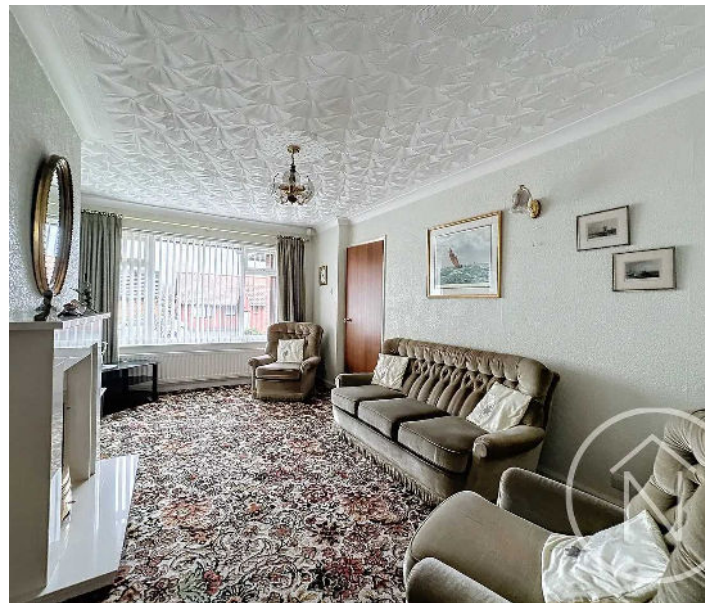
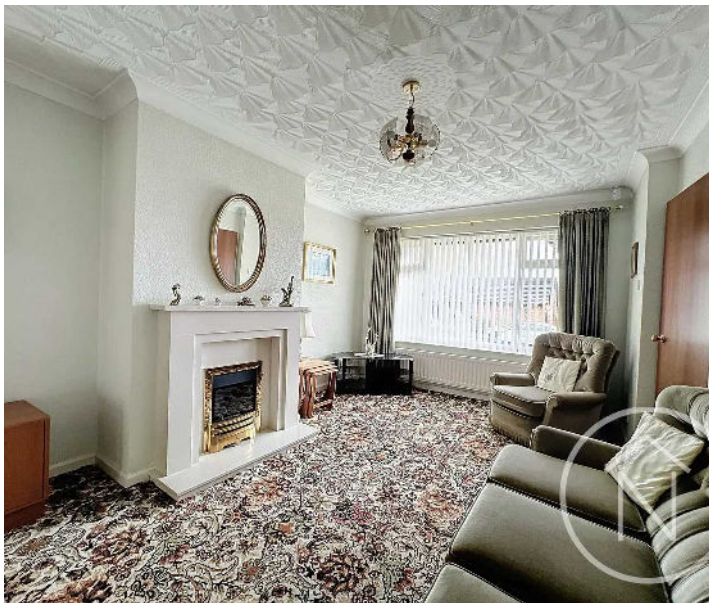
11' 2" x 11' 1" (3.40m x 3.37m)

#### Bedroom Two

9' 9" x 11' 1" (2.97m x 3.37m)

#### Bedroom Three

9' 9" x 7' 1" (2.96m x 2.16m)



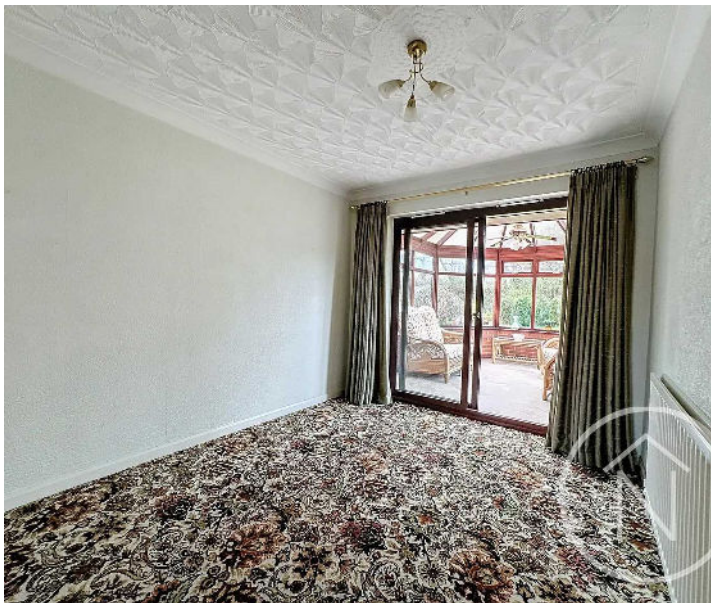


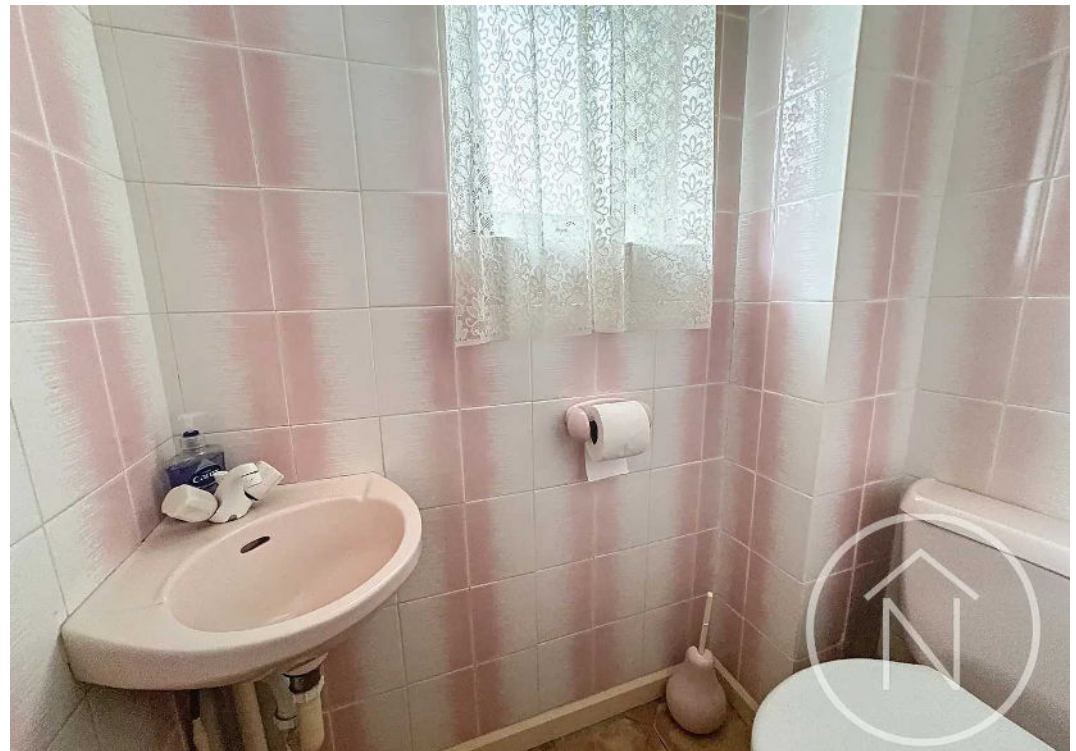
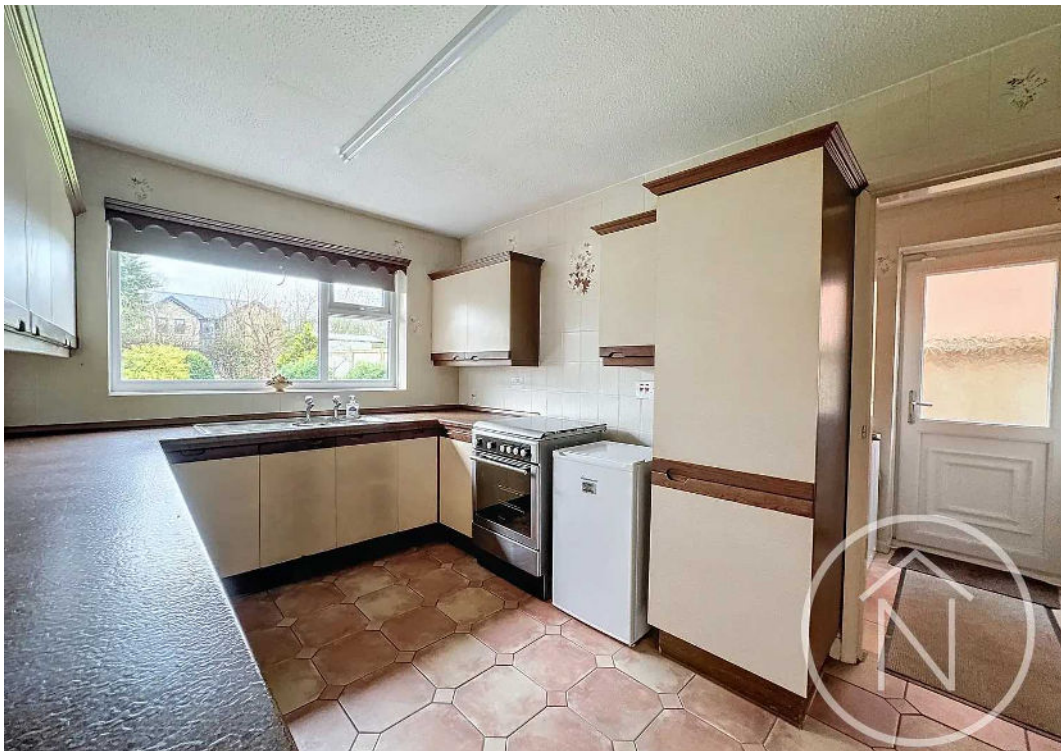
**GARAGE**

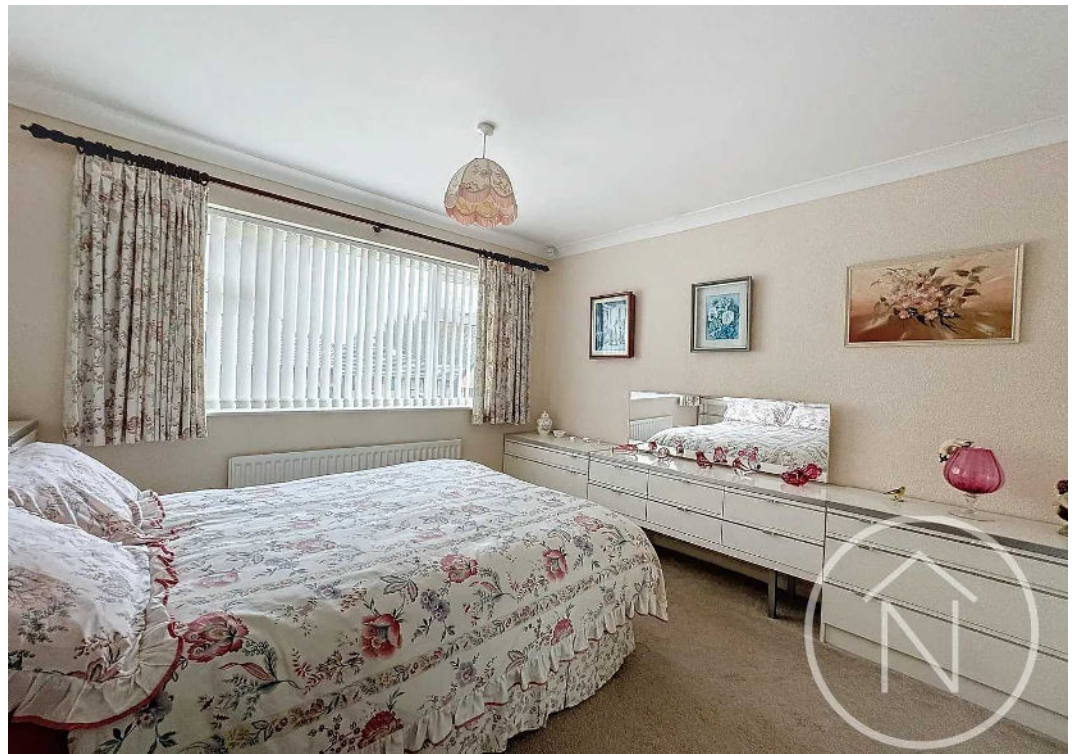
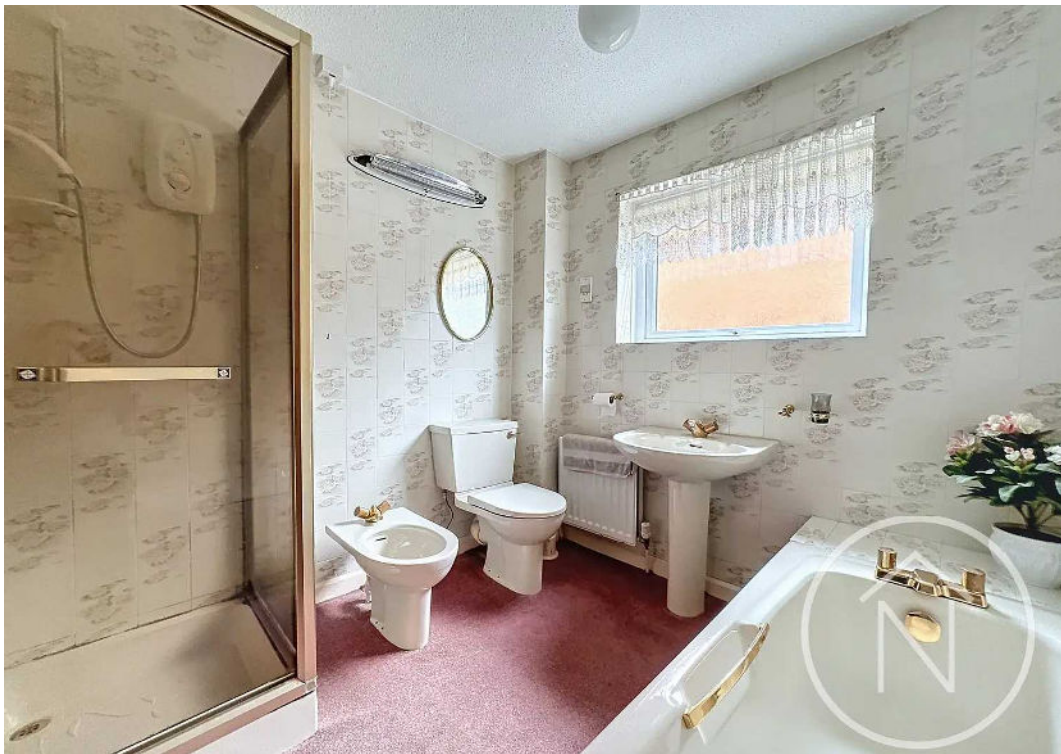
Double Garage

**DRIVEWAY**

2 Parking Spaces









**GARAGE**

Double Garage

**DRIVEWAY**

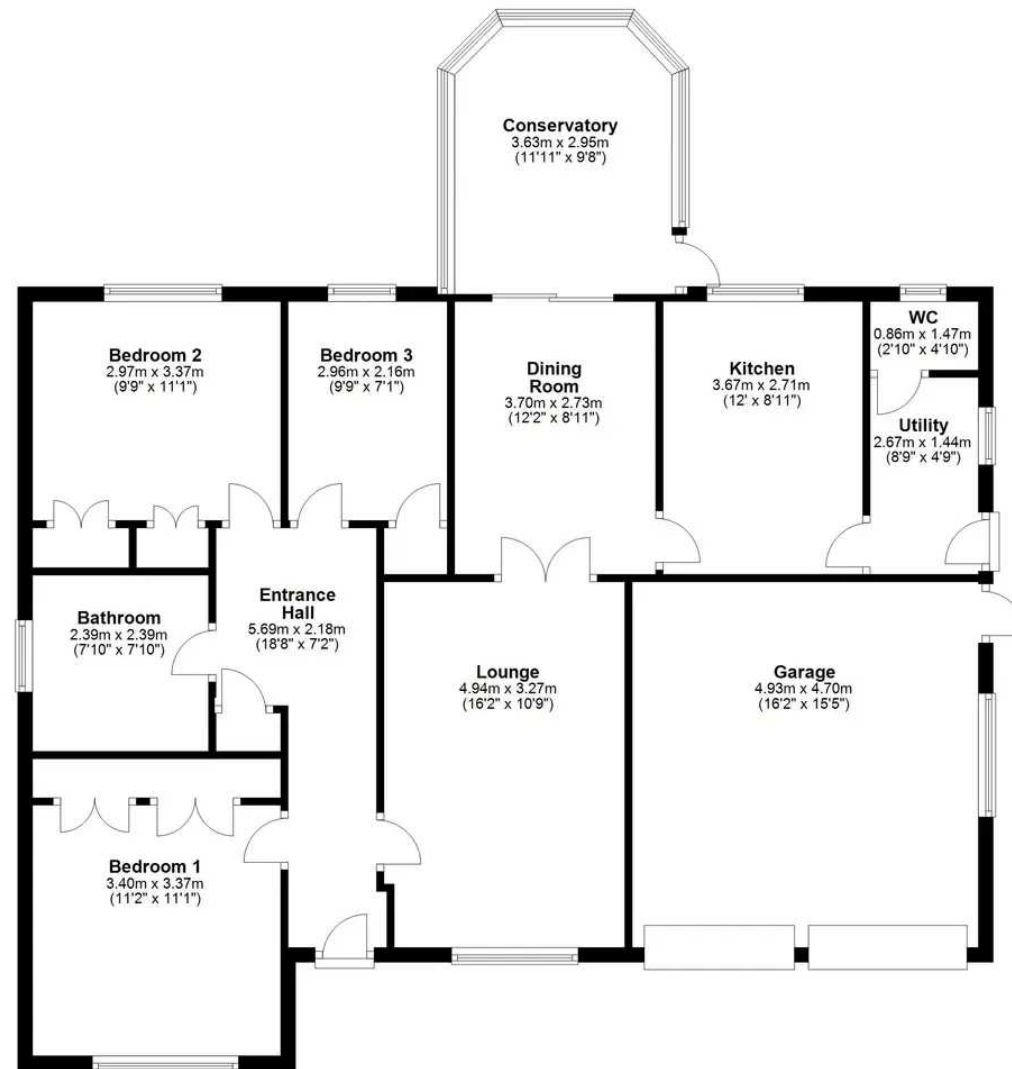
2 Parking Spaces





### Ground Floor

Approx. 103.3 sq. metres (1112.0 sq. feet)



Total area: approx. 103.3 sq. metres (1112.0 sq. feet)

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

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