



Chillingham Court, Billingham - TS23 3UT  
Billingham



Offers Invited Between £280,000 And £290,000





## Chillingham Court

### Billingham

Situated in the sought-after High Grange area of Billingham, this exceptional four/five-bedroom detached property presents an outstanding opportunity for families seeking a comfortable and spacious home. Nestled within a popular cul-de-sac, this residence offers a perfect blend of tranquillity and convenience. Boasting a generous corner plot, the property enjoys a large driveway, perfect for multiple vehicles. The sleek UPVC double glazing and efficient gas central heating ensure a warm and inviting atmosphere throughout the home. With the exciting potential to convert the fifth bedroom into an en-suite, this property truly offers versatility and scope for customisation. The well-designed accommodation comprises a welcoming porch, a hallway, a convenient ground floor WC, a cosy lounge, a bright living/dining area that seamlessly connects to the modern kitchen, an additional reception room ideal for use as a playroom, a utility/gym room, a spacious landing, a family bathroom, a luxurious master bedroom with a large dressing room that leads to bedroom five, three further well-appointed bedrooms, and a delightful rear garden, providing a serene outdoor retreat.

Outside, this residence presents an inviting outdoor space ideal for relaxation and recreation. The ample garden to the rear is a perfect setting for al fresco dining, entertaining guests, or simply unwinding. With room for your creativity and personal touch, the outdoor area offers endless possibilities for landscaping and outdoor activities. Whether enjoying a morning coffee or hosting a barbeque with family and friends, this property's outdoor space delivers a peaceful and private ambience. This splendid property is sure to captivate discerning buyers seeking a well-appointed family home with generous living spaces and a charming outdoor retreat. Embrace the opportunity to make this delightful property your own and create cherished memories in this wonderful setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





#### Porch

2' 7" x 8' 11" (0.80m x 2.73m)

#### Hall

15' 6" x 9' 0" (4.73m x 2.74m)

#### Lounge

20' 2" x 11' 3" (6.15m x 3.44m)

#### Ground Floor Wc

5' 4" x 5' 6" (1.63m x 1.68m)

#### Living/Dining Area

9' 4" x 20' 7" (2.84m x 6.28m)

#### Kitchen

12' 10" x 8' 11" (3.91m x 2.73m)

#### Utility

24' 10" x 9' 6" (7.58m x 2.90m)

#### Landing

13' 10" x 5' 11" (4.22m x 1.80m)

#### Bathroom

5' 8" x 9' 2" (1.72m x 2.80m)



#### Bedroom One

10' 7" x 14' 4" (3.22m x 4.37m)

#### Dressing Room

16' 5" x 9' 6" (5.00m x 2.90m)

#### Bedroom Two

8' 11" x 14' 4" (2.72m x 4.38m)

#### Bedroom Three

10' 7" x 8' 11" (3.23m x 2.73m)

#### Bedroom Four

9' 1" x 9' 1" (2.76m x 2.78m)

#### Bedroom Five

7' 11" x 9' 6" (2.42m x 2.90m)

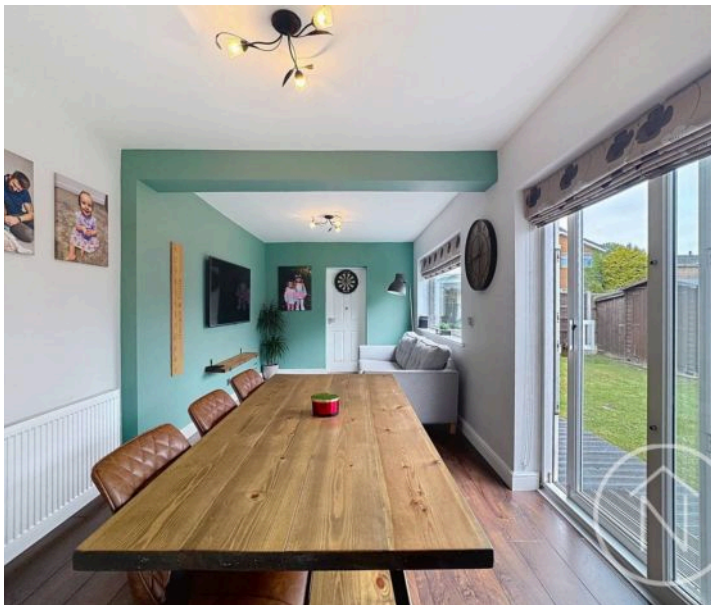




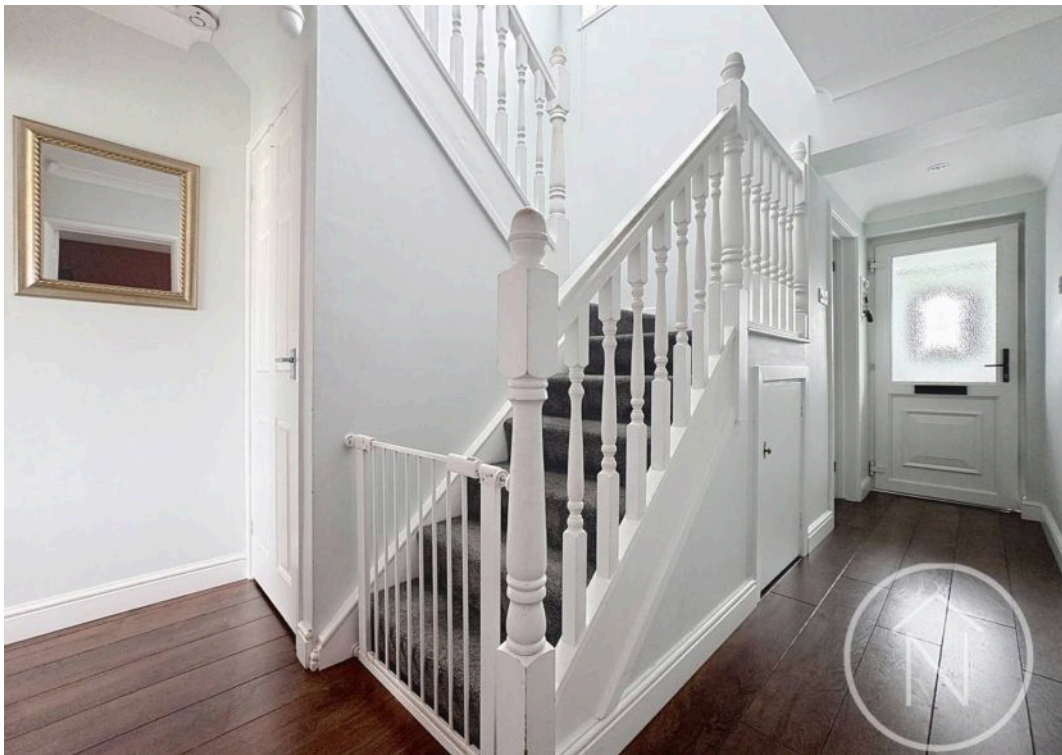
GARDEN

DRIVEWAY

ON STREET



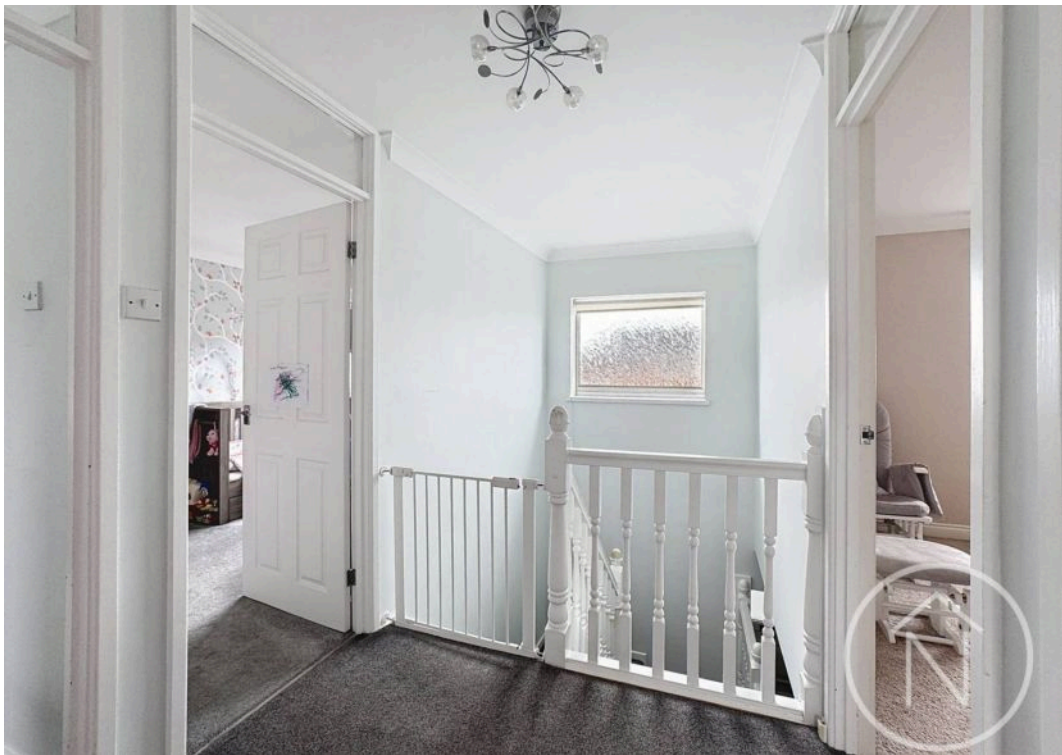








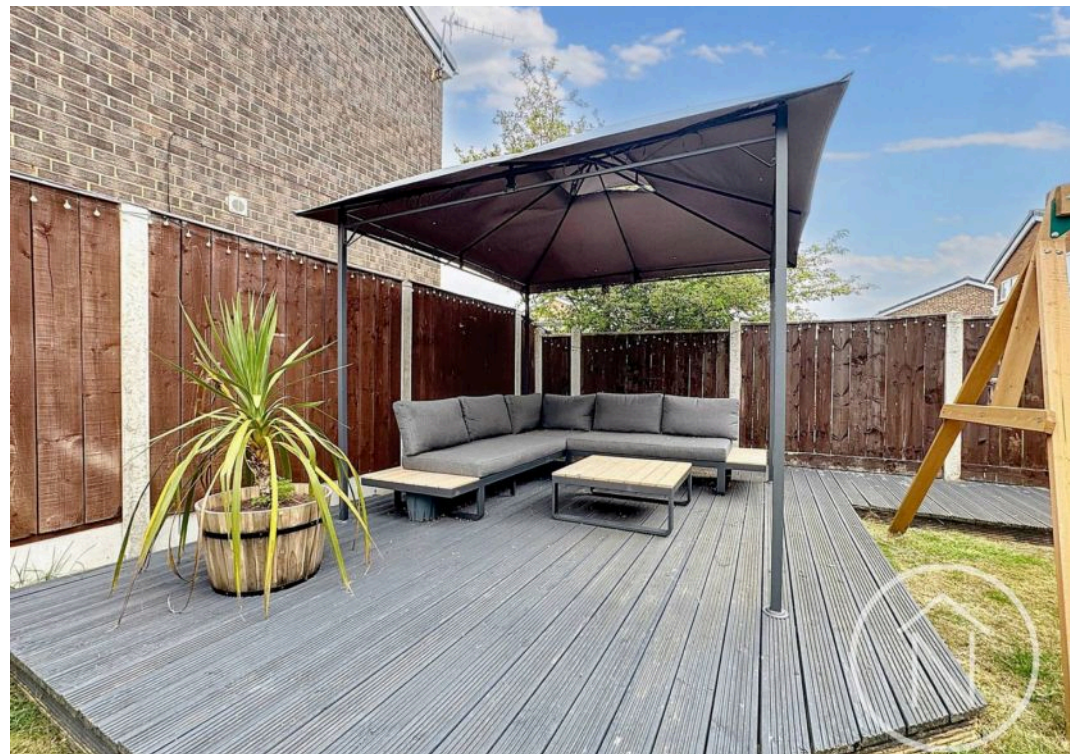
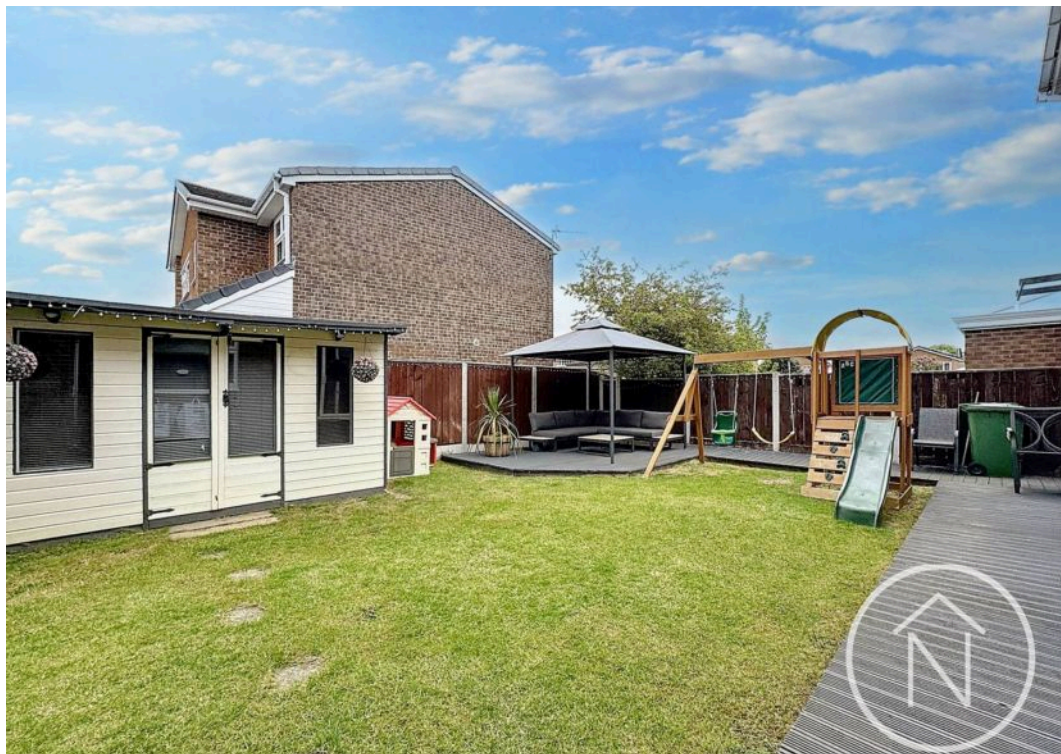




















## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

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.