



This stunning well presented four bedroom detached house is located in the popular Landseer Drive in Billingham. Located close to Billingham Town Centre and Wolviston Village, shops and schools are not too far away from the property. Comprising of a glamorous entrance hallway, cloakroom, open plan kitchen/diner and lounge on the ground floor. The upper level offers four bedrooms, family bathroom and the master bedroom having ensuite facilities. External: An excellent size driveway, integral garage with power and lighting. The rear garden is mainly laid to lawn with a patio/seating area.

Landseer Drive, Billingham, TS23 3GF

4 Bedroom - House - Detached

£272,500

EPC Rating:

Tenure: Freehold

Council Tax Band: D



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ENTRANCE HALLWAY

'L' shaped hallway, double front doors, high gloss tiled flooring, wall radiator, coved ceiling, spot lights and stairs to upper level.

CLOAKROOM

WC, wash hand basin, heated towel rail and double glazed window to side aspect.

LOUNGE

Double glazed bay window to front aspect, carpet, fire and surround, internal double doors leading to dining room, coved ceiling and radiator.

KITCHEN

High gloss tiled flooring, internal doors to lounge, double glazed window to rear aspect, double glazed double doors to rear garden, wall radiator, Range master oven and spot lights.

LANDING

Carpet, storage cupboard, spot lights and loft access.

BEDROOM

Double glazed window to front aspect, fitted wardrobes, fitted dressing table, carpets and radiator.

EN SUITE

Double glazed window to front aspect, tiled flooring, seated shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM

Double glazed window to front aspect, built-in wardrobes, radiator and carpet flooring.

BEDROOM

Double glazed window to rear aspect, radiator, coved ceiling and fitted wardrobes.

BEDROOM

Double glazed window to rear aspect, carpet and radiator.

BATHROOM

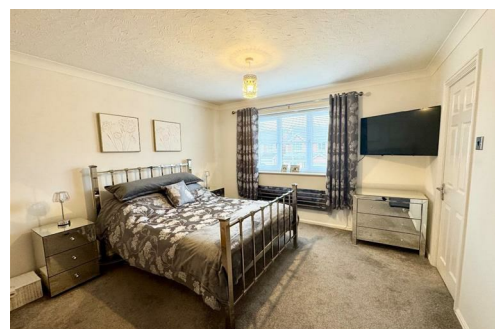
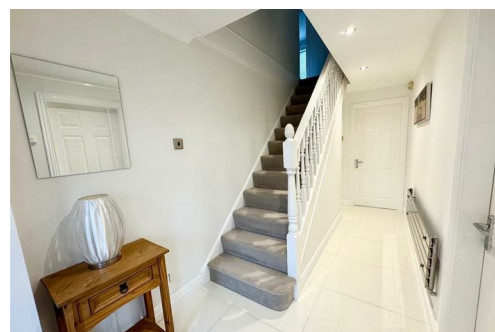
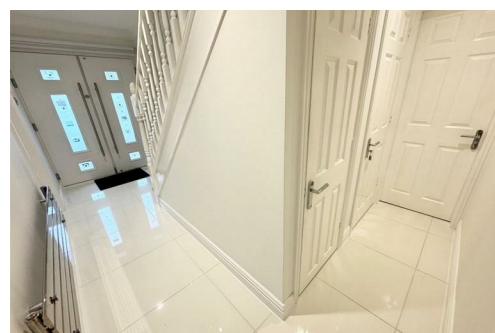
Double glazed window to rear aspect, bath, dual shower, wash hand basin, WC, tiled flooring, heated towel rail and extractor fan.

OUTSIDE

Driveway to front providing parking for several vehicles. Gardens to both front and rear with the rear being enclosed with seating area.

INTEGRATED GARAGE

Power and lighting.



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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