



Braemar Road, Billingham TS23 2AJ

welcome to

Braemar Road, Billingham

A fantastic opportunity to purchase a spacious and adaptable home with huge potential in a lovely private setting.

Property Overview

This extended, family home offers spacious and versatile accommodation throughout, giving you the perfect opportunity to modernise and create a home tailored to your own style and needs. Well cared for over the years, the property provides flexible living spaces ideal for growing families or those simply looking for extra room to enjoy. Entered via a double glazed door to the side, the ground floor accommodation briefly comprises a light and airy lounge to the front, creating a welcoming space to relax. To the rear is a fitted kitchen with ample room for a dining table, perfect for everyday family life and entertaining alike. The kitchen flows through to a delightful conservatory overlooking the garden, while the rear extension is currently used as a fourth bedroom and benefits from its own shower room/WC. This highly versatile space could just as easily be utilised as a family room, games room, home office or hobby room depending on your requirements. To the first floor are three well proportioned bedrooms along with the family bathroom, fitted with both a bath and separate shower, offering the best of both worlds. Externally, the property enjoys a walled frontage with a pebbled and block paved driveway providing off road parking. To the rear, the garden is a true private oasis, beautifully stocked with an abundance of mature planting and thoughtfully designed with a combination of patio areas, artificial lawn and pebbled sections, creating the perfect place to relax and unwind. Backing onto a field to the rear, the garden enjoys an excellent degree of privacy and also benefits from gated access directly onto the field. There is also a useful brick built storage area. Further benefits include double glazing and gas central heating. A fantastic opportunity to purchase a spacious and adaptable home with huge potential in a lovely private setting.

Entrance Hall

Double glazed door and window to side, stairs to first floor, door to lounge and kitchen/diner.

Lounge

Two double glazed windows to front, brick hearth, dado, coving, radiator.

Kitchen / Diner

Wall and base units with roll edge worktops, part tiled walls, stainless steel sink and drainer with mixer tap, space for fridge freezer and cooker, plumbing for washing machine, radiator, space for dining table, double glazed door into conservatory and window to rear, built in understairs storage cupboard housing combination boiler.

Bedroom 4

Double glazed patio door to side, double glazed window to rear, radiator, sliding door into wet room.

Wet Room

Shower, low level WC, part tiled walls, wash hand basin, wet room flooring, double glazed window to side, extractor fan, radiator.

Conservatory

Double glazed door to side into garden, radiator.

First Floor Landing

Double glazed window to rear, loft access, built in storage cupboard, radiator.

Bedroom 1

Fitted wardrobes, overbed storage, bedside cabinets and dressing table, double glazed window to rear, radiator, laminate flooring, coving.





Bedroom 2

Double glazed window to front, coving, built in storage cupboard, radiator.

Bedroom 3

Double glazed window to front, radiator.

Bathroom

Panel bath, wash hand basin on vanity unit, low level WC, tiled shower, laminate flooring, radiator, part tiled walls, dado, coving, two double glazed windows to side.

Externally

Front

Block paved, pebbled driveway.

Rear Garden

Attractive, enclosed, abundance of mature planting, patio area, artificial lawn, pebbled and decked area, brick built storage, gated access to the field to the rear.



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Braemar Road, Billingham

- EXTENDED
- VERSATILE LIVING
- DRIVEWAY
- WET ROOM & BATHROOM
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£155,000



Total floor area 108.6 m² (1,169 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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