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Rossetti Way, Billingham, TS23 3GG

Offers Over £210,000

A BEAUTIFUL DETACHED FAMILY HOME WITH A SOUTH-FACING GARDEN, CONSERVATORY & VERSATILE LIVING SPACE! Available immediately, with no onward chain.

Welcome to Rossetti Way, a well-presented detached home offering flexible family living in a popular residential area of Billingham.

The ground floor features a welcoming lounge, dining area, fitted kitchen and a bright conservatory overlooking the rear garden. A separate downstairs study provides the perfect space for home working, hobbies or additional storage.

Upstairs, you'll find three bedrooms and a family bathroom.

Outside, the property benefits from a driveway, attractive frontage and a private south-facing rear garden, ideal for relaxing, entertaining and enjoying the sunshine.

With versatile living spaces and plenty of potential to make it your own, this lovely home is ready for its next chapter.

****Please note: Some images have been digitally staged for illustrative purposes, to demonstrate the property's potential.**

Living / Dining Area 24'0" x 9'9" (7.34 x 2.99)

Living / Dining Room (7.34m x 2.99m / 2.55m)
A wonderfully spacious and versatile combined living and dining room, connected by a characterful arched opening that creates a natural flow between the two areas whilst retaining a sense of definition, a layout that is both practical and full of charm.

The living area is warm and inviting, decorated in a soft grey palette with elegant coving to the ceiling and neutral fitted carpet underfoot. A beautiful white ornate fireplace surround with a marble-effect inset and hearth serves as the focal point of the room, and complemented by a freestanding log-effect stove, creating a cosy and homely atmosphere.

The dining area beyond the arch is equally generous, comfortably accommodating a large six-seater dining table and chairs with ease. Decorated in the same soft grey throughout with coving and white skirting boards, the room is bathed in natural light courtesy of full-height sliding patio doors leading directly through to a conservatory beyond, a seamless connection between the interior and outdoor spaces that is perfect for entertaining.

A substantial and impressive reception room that gives this home a real sense of space and occasion.

Conservatory 12'9" x 10'0" (3.91 x 3.07)

A delightful and generously sized conservatory, accessed directly from the dining area via sliding patio doors, providing a wonderful additional reception room that can be enjoyed throughout the year. Constructed with white uPVC frames and a pitched polycarbonate roof, the conservatory is flooded with natural light from all aspects, offering lovely views over the rear garden and creating a real sense of bringing the outside in.

Light oak effect flooring runs underfoot, and a central radiator ensures the space is warm and comfortable in cooler months. French doors to one side open directly onto the paved patio area, making this an ideal space for summer entertaining and outdoor dining. Currently used as a relaxed sitting room with ample space for a sofa and television, this versatile space could equally serve as a playroom, home office or hobby room.

A wonderful bonus room that significantly adds to the overall living space this property has to offer and will be a firm favourite with any buyer from the moment they step inside.

Kitchen 7'9" x 9'1" (2.38 x 2.79)

A well-appointed and generously fitted kitchen, offering a comprehensive range of light oak effect wall and base units with contrasting cream drawer units, all set beneath light grey worktops providing ample preparation space throughout. The kitchen is well equipped with a stainless steel gas hob, integrated electric oven, space and plumbing for a washing machine, and a large freestanding fridge freezer. A white single drainer sink unit sits to one side, whilst open display shelving in the corner adds a charming and practical touch.

Grey tiled splashbacks complement the overall scheme, and cream ceramic floor tiles run underfoot providing a clean and practical finish that is easy to maintain. The kitchen offers excellent storage throughout with a good mix of cupboards, open shelving and drawer units catering to every need of the busy family cook.

A functional and well-planned kitchen that makes excellent use of the available space and provides everything needed for everyday family life.

Office Area 15'1" x 7'2" (4.6 x 2.2)

A fantastic and highly versatile ground floor room, currently utilised as a dedicated home office and study, a feature that is increasingly sought after by today's buyers. Light oak effect flooring runs underfoot and recessed spotlighting to the ceiling provides excellent task lighting throughout, creating a bright and functional workspace.

The room benefits from a built-in desk unit providing ample workspace, with the clever use of the understairs area maximising every inch of available space. Coving to the ceiling and white painted walls give the room a clean and professional feel, whilst a window to the side aspect allows natural light to filter through.

Equally well suited as a playroom, hobby room or additional reception room, this is a genuinely useful and flexible space that adds real value to the overall accommodation of this impressive detached home, and one that a wide range of buyers will appreciate enormously.

Bathroom 6'6"x.8'2" (2.0x.2.5)
A well-presented and tastefully appointed family bathroom, fitted with a classic white three-piece suite comprising a full-length panelled jacuzzi bath with chrome mixer taps and a glazed shower screen with shower, a pedestal wash hand basin with chrome mixer tap, and a close-coupled WC. The room is partially tiled in warm cream and beige ceramic tiles to the bath surround and splashback areas, with matching cream ceramic floor tiles underfoot, creating a clean, cohesive and timeless finish throughout.

A good-sized frosted window to the rear elevation floods the room with natural light whilst maintaining privacy, and the generous windowsill provides a useful surface for toiletries and accessories. The room is well proportioned and neatly presented, offering everything a family needs in a comfortable and practical bathroom.

Bedroom 1 (Front) 13'9" x 9'8" (4.21 x 2.95)
A truly impressive and generously proportioned principal bedroom that immediately draws the eye with its rich and dramatic deep plum feature wall, a bold and sophisticated design choice that creates a wonderful sense of luxury and warmth.

Comfortably accommodating a king-size bed with matching bedside furniture and ample space for freestanding pieces, the room is well lit by a contemporary track spotlight fitting to the ceiling and benefits from a central radiator and a full range of sliding mirror wardrobes to one side, providing exceptional storage whilst enhancing the sense of light and space.

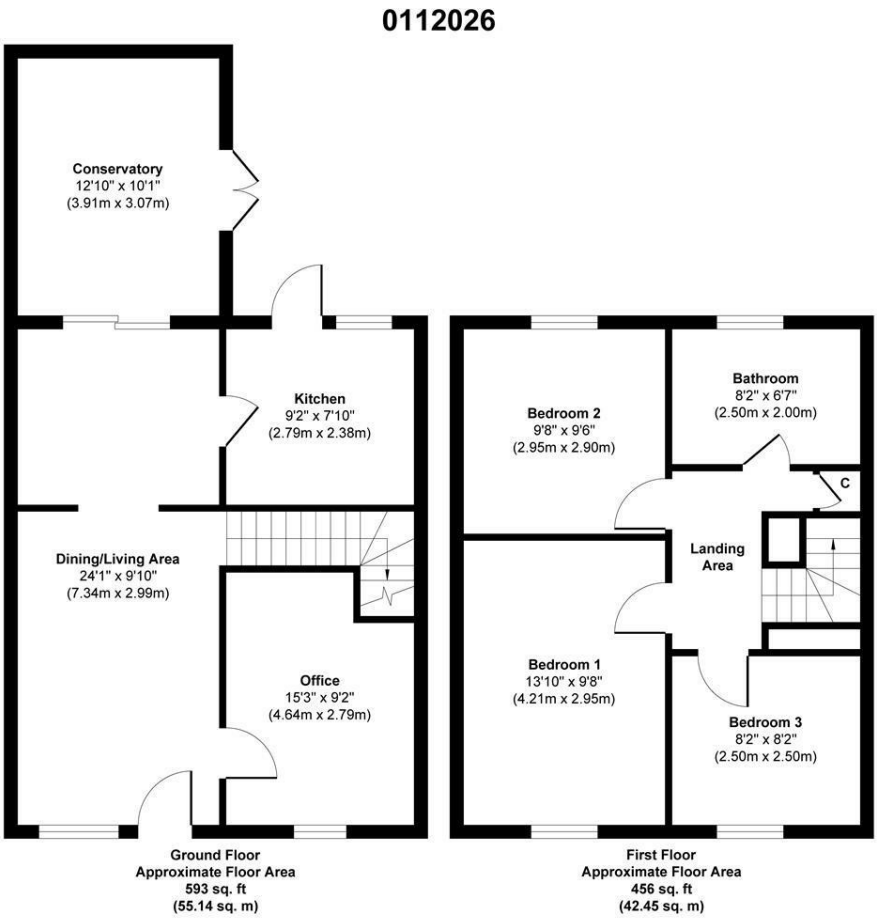
A spacious, stylish and beautifully presented principal bedroom that any buyer will be proud to call their own.

Bedroom 2 (Rear) 9'6" x 9'8" (2.90 x 2.95)
A charming and well-proportioned second bedroom. Fitted carpet runs underfoot and the room comfortably accommodates a single bed with space for freestanding furniture and storage alongside. A versatile and practical room that would easily adapt to suit a guest bedroom, home office or children's room depending on the needs of the new owner.

Bedroom 3 (Front) 8'5" x 8'3" (2.58 x 2.54)
A sweet and cosy third bedroom, neutrally decorated throughout in warm cream tones providing a blank canvas that a new owner can easily personalise to their own taste. Currently presented as a children's room, the space comfortably accommodates a single bed with room for freestanding storage furniture alongside, making excellent use of the available floor area.

Fitted carpet runs underfoot and the room benefits from a good-sized window allowing natural light to filter through, keeping the space bright and cheerful. Whether used as a child's bedroom, nursery, hobby room or home office, this is a practical and versatile room that completes what is a very well-balanced and spacious three bedroom family home.

Floor Plan

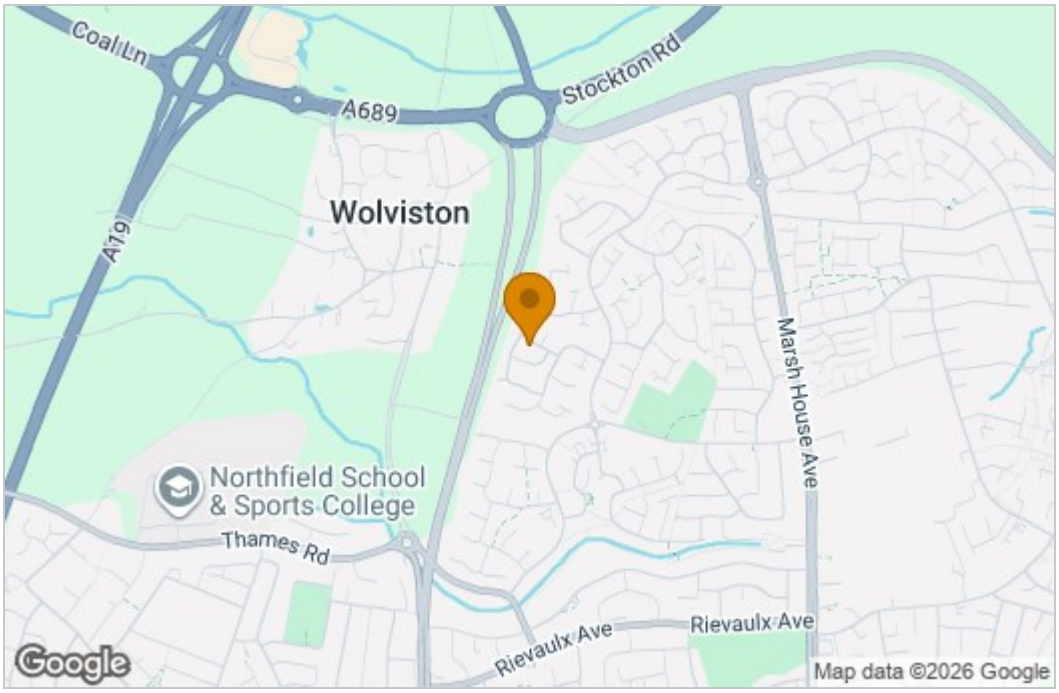


Approx. Gross Internal Floor Area 1049 sq. ft / 97.59 sq. m

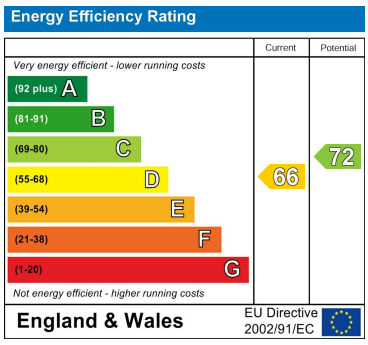
Illustration for identification purposes only, measurements are approximate, not to scale.

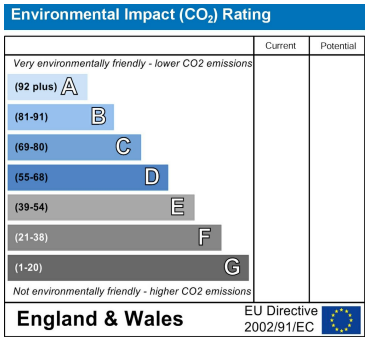
Produced by Elements Property

Area Map



Energy Efficiency Graph





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