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# 2 Tintern Avenue

, Billingham, TS23 2DE

**£300,000**

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Exceptional Four Bedroom Extended Family Home | Over 1,500 Sq Ft | Outstanding Further Development Potential

An impressive and exceptionally spacious four bedroom family home, offering over 1,500 sq ft of versatile accommodation, three reception rooms, a dedicated study and fantastic potential for further extension or reconfiguration. Beautifully maintained, immaculately presented and ready to move straight into, this is a home that offers both immediate comfort and exciting possibilities for the future.

Situated on a generous plot at Tintern Avenue, Billingham, this substantial family residence has already benefited from extensive additional accommodation, creating a wonderfully flexible layout perfectly suited to modern family life.







The accommodation begins with a generous entrance porch, providing a welcoming and practical introduction to the property, particularly useful for busy family life.

An entrance hallway leads into the spacious lounge, offering an inviting setting for relaxing and entertaining, with plenty of room for comfortable family seating.

The separate dining room provides an excellent space for family meals and special occasions, while the additional reception room offers further versatility.

With doors opening onto the outdoor space, this additional reception room provides a lovely connection to the garden and could be used as a family room, playroom, entertaining area or second sitting room.

The kitchen offers generous preparation and storage space, conveniently positioned alongside the main living accommodation.

A particularly appealing aspect of the layout is the amount of flexible ground-floor accommodation, providing opportunities for families whose requirements may change over time.

The property benefits from a dedicated study, ideal for those working from home, studying or requiring a quiet space away from the main living areas.

There are also two ground-floor bedrooms, offering excellent possibilities for guest accommodation, older children, multigenerational living or alternative uses.

For buyers seeking additional privacy or independence for family members, the layout offers exciting potential to create a ground-floor bedroom suite or self-contained-style living arrangement, subject to the necessary permissions and alterations.

A useful ground floor WC/utility area completes the accommodation on this level, adding further practicality.

Upstairs, the property offers two additional well-appointed bedrooms, including a particularly spacious principal bedroom.

A generous family bathroom serves the first floor, complemented by a separate WC, providing excellent convenience for larger households.

Throughout, the property has been carefully maintained and immaculately presented, offering an attractive opportunity to move straight in while considering further improvements over time.

One of the property's greatest strengths is its flexibility. With several reception rooms, four bedrooms and dedicated working space, the accommodation can be adapted to suit a wide variety of lifestyles without immediately requiring further building work.

For those seeking even more space, the property offers outstanding potential for further extension or conversion, subject to the necessary planning permissions and building regulations.

In particular, the existing layout and substantial plot provide exciting possibilities for creating additional living accommodation, larger open-plan family spaces or further bedrooms.

The property also offers excellent garage conversion potential, presenting an opportunity to create additional accommodation such as a home office, playroom, bedroom with en-suite or further reception space, subject to the relevant permissions and confirmation of the existing structure.

With the property already extended and further preparatory provisions understood to have been made for additional development, buyers have an exciting opportunity to explore the possibilities and create a truly individual long-term family home.

Externally, the property occupies a fantastic plot, enjoying an excellent degree of privacy and attractive outlooks.

The low-maintenance outdoor areas provide practical spaces for relaxing and entertaining, while the generous plot offers further flexibility for those considering future alterations.

Ample off-road parking is another significant advantage, making the property particularly suitable for larger families or households with multiple vehicles.

The location further enhances its appeal. Situated within a popular residential area of Billingham, the property is conveniently positioned for a range of local amenities, reputable schools, shopping facilities and excellent transport connections.

Offering over 1,500 sq ft of accommodation, four bedrooms, three reception rooms, a study, excellent parking and exceptional further potential, this is a fantastic opportunity to purchase a substantial family home with room to grow.

Whether you're looking for a spacious property to enjoy immediately, flexible accommodation for multigenerational living or a home with the potential to create something truly special, Tintern Avenue offers an impressive combination of space, versatility and opportunity.

**Location**

Set within a well-established and convenient part of Billingham, Tintern Avenue offers an appealing residential setting with an excellent selection of everyday amenities, shopping and leisure opportunities close at hand.

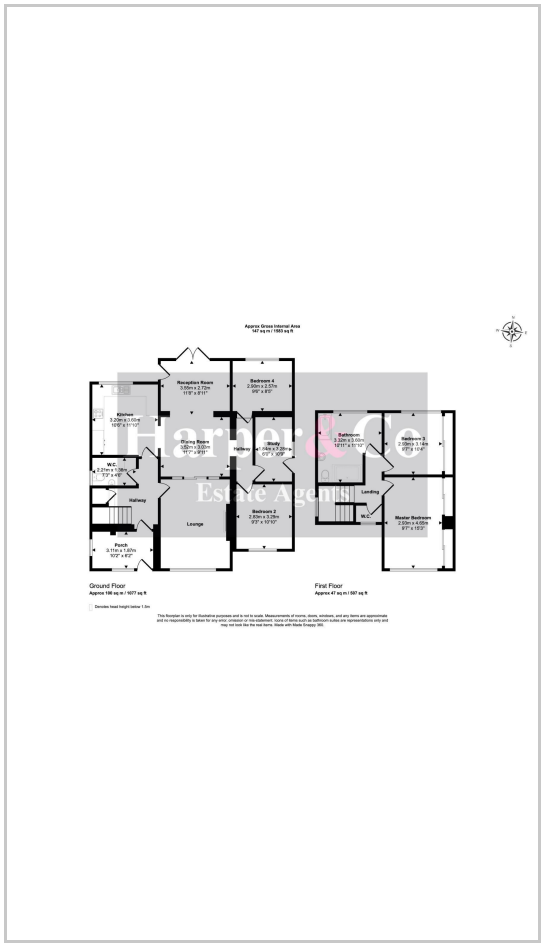
Billingham town centre is within easy reach, offering a variety of shops, supermarkets, cafés and restaurants, alongside the popular Billingham Forum, home to an ice rink, swimming pool and leisure facilities. The surrounding area also benefits from local services and convenient access to nearby Norton, known for its vibrant High Street, independent eateries and boutique shops.

Billingham railway station and excellent road connections via the A19 and A689 make travelling throughout the Tees Valley and beyond straightforward, creating a desirable location that combines established residential charm, lifestyle convenience and superb accessibility.

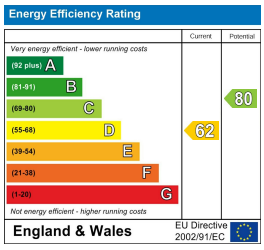
## Area Map

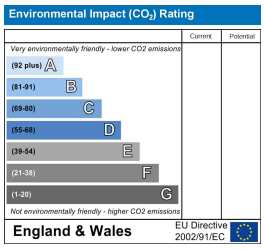



## Floor Plans




## Energy Efficiency Graph




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