



## Duke Of Wellington Gardens

Billingham TS22 5FY

Offers In The Region Of £1,195,000

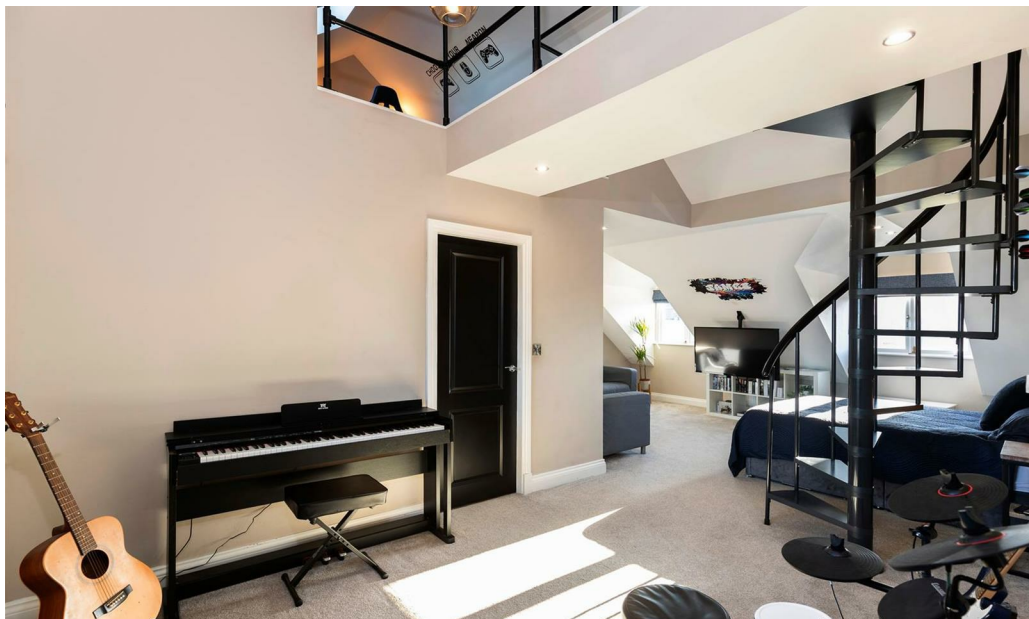






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# Duke Of Wellington Gardens

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- Fabulous individually designed home in an exclusive location
- EPC RATING - B
- Four further ensuite bedrooms

- Perfectly blending luxury and comfort
- Superb open plan living, dining and kitchen area
- Two spacious reception rooms plus cinema room

- One of the largest plots on this gated development
- Stunning master suite across the second floor
- Underfloor heating to the ground floor and all bathrooms

1 Duke of Wellington Gardens provides circa 5000 sq ft of luxury living, on a very generous plot, at the entrance to this bespoke gated community. There are many impressive and unique features including an expansive open plan living area, an atrium style entrance hallway with full height glazed and bespoke staircase, as well as a stunning master bedroom suite spanning the entire second floor.

The hall welcomes you into the splendour with bespoke staircase and large cloakroom giving access to two impressive bay windowed reception rooms, a cinema room and a breathtaking open plan kitchen, dining and family area housed. There is also a useful rear lobby, utility room and ground floor WC. To the first floor the galleried landing leads to four well proportioned bedrooms, all with luxurious ensuite shower rooms and two with dressing rooms. One of the bedrooms would be fantastic for teenagers, having a vaulted ceiling with mezzanine level, as well as a living area. The master suite spans the entire second floor and is the epitome of luxury with a beautiful bathroom, living area with juliet balcony and separate dressing room. Externally a gravelled driveway provides off road parking for numerous cars and leads to the large garage, whilst to the rear is a terraced, landscaped garden which has been designed for outdoor entertaining.

Wynyard is a much sought after location, nestled within mature woodland and yet with easy access to both the A19 & A1. There are many local amenities within Wynyard Village, as well as the highly regarded Wynyard Golf Club. The gated community benefits from a concierge service and 24 hour security surveillance with hourly security vehicle patrols.

This amazing property must be viewed for full appreciation. For further information, please contact our Durham City office.

## GROUND FLOOR

### Entrance Hall

Impressive entrance hallway with double height ceiling, full height windows, bespoke glazed oak staircase, feature lighting, tiled flooring and large walk-in cloaks cupboard.

### Living Room

197' x 193" (5.97 x 5.87)

Formal living room with bay window, fireplace with an open grate fire, media recess and cornice.

### Reception Room/Study

142' x 137" (4.32 x 4.15)

A flexible space which can be used to suit the needs of any purchaser. Having a bay window to the front and cornice.

### Cinema Room

1810' x 137" (5.76 x 4.15)

Incorporating a projection screen, surround sound speaker system and feature lighting.

### Open Plan Kitchen, Living and Dining Area

390' x 320" (11.90 x 9.77)

The epitome of contemporary family living this hugely impressive space is perfectly designed for entertaining, relaxing and dining. Spanning the rear of the property there are bi-fold doors to the garden, two large ceiling lantern windows and two further windows adding to the feeling of space.

The contemporary kitchen comprises of an island unit with space to dine, a comprehensive range of storage options, two sinks, a range of appliances including two oven, two warming drawers, a hob with downdraft extractor, a fridge, freezer and dishwasher. There is also a useful walk-in pantry.

The living area features a media wall and inset fireplace.

### Lobby

84' x 66" (2.55 x 2.00)

Having an external door to the rear and window to the side. Having access to the utility room and WC.

### Utility Room

80' x 74" (2.44 x 2.25)

Comprising of a range of wall and floor units having granite worktops incorporating a sink and drainer unit, plumbing for a washing machine, tumble dryer space, tiled flooring and window.

### WC

63' x 311" (1.92 x 1.21)

With a WC, wash basin set to a vanity unit, recessed spotlighting, tiled flooring and extractor fan.

## FIRST FLOOR

### Landing

A glazed galleried landing with staircase continuing to the second floor.

### Bedroom

136' x 1211" (4.13 x 3.95)

Generously proportioned with a window to the front, feature lighting and radiator.

### Dressing Room

711' x 77" (2.42 x 2.32)

Custom designed with a range of storage options and feature lighting.

### Ensuite Bathroom

129' x 102" (3.91 x 3.11)

Having a freestanding bath, walk through shower, his and hers sinks, WC, attractive tiling, under floor heating and opaque window.

### Teenage Annexe Suite

2510' x 188" (7.88 x 5.71)

A unique double height bedroom with mezzanine level accessed via a spiral staircase and a living area, perfect for teenagers.

### Dressing Room

91' x 58" (2.77 x 1.73)

With ample hanging and storage space. Leading through to an ensuite shower room.

### Ensuite

83' x 511" (2.52 x 1.82)

Comprising of a walk in shower, hand wash basin and WC inset to a vanity unit, underfloor heating, recessed spotlighting and opaque window.

### Bedroom

172' x 136" (5.25 x 4.13)

Situated to the front of the property with a built in wardrobe and radiator.

### Ensuite

70' x 60" (2.14 x 1.83)

Comprising of a walk in shower, hand wash basin and WC inset to a vanity unit, underfloor heating, recessed spotlighting and opaque window.

### Bedroom

150' x 96" (4.58 x 2.90)

Further double bedroom with a built in wardrobe and radiator.

### Ensuite

89' x 96" (2.69 x 2.90)

Comprising of a walk in shower, hand wash basin and WC inset to a vanity unit, underfloor heating, recessed spotlighting and opaque window.

## SECOND FLOOR

### Master Suite

317' x 290" (9.64 x 8.85)

Spanning the second floor, this expansive master suite enjoys a feeling of luxury and space. With features including a living area, vaulted ceiling and juliet balcony.

### Dressing Room

152' x 85" (4.64 x 2.57)

Custom designed with a range of storage options and feature lighting.

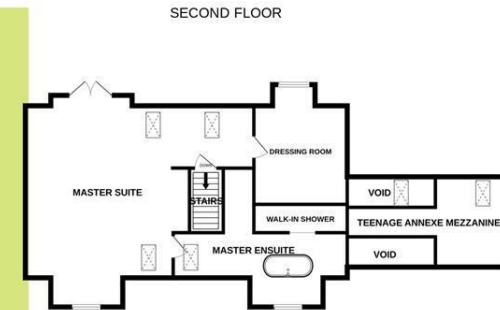
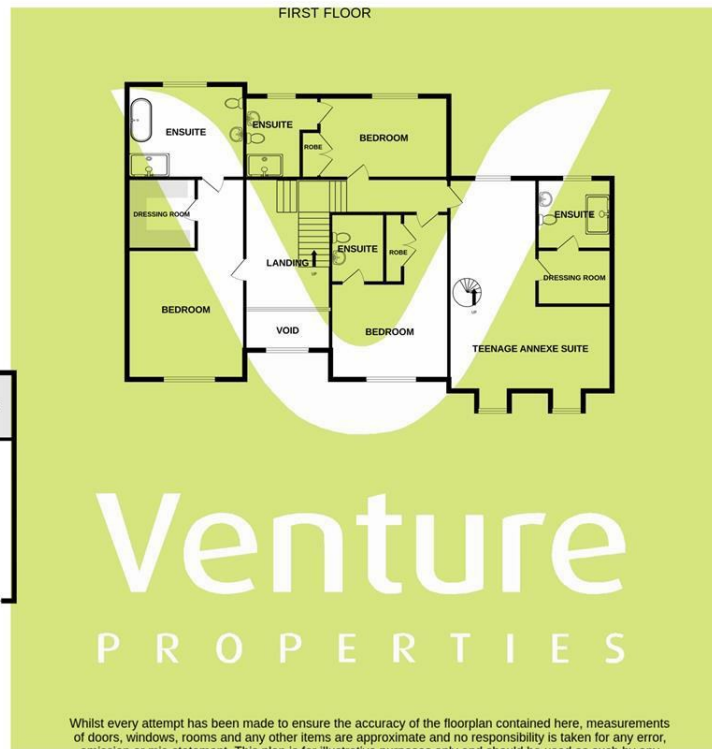
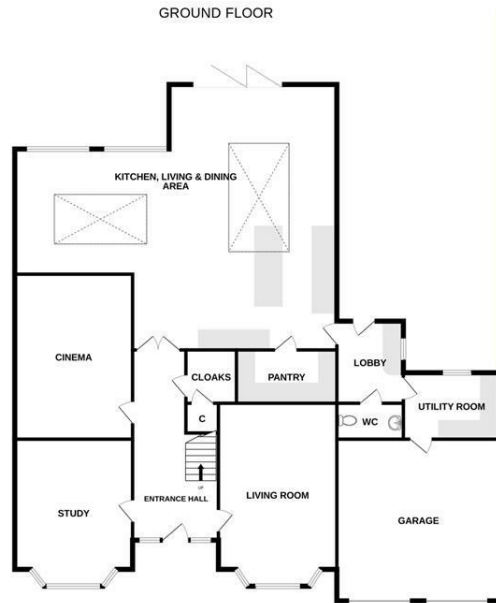
### Ensuite Bathroom

197' x 152" (5.97 x 4.63)

Luxuriously fitted with a contemporary bath, large walk in shower enclosure, his and hers sinks, WC, TV and feature lighting.

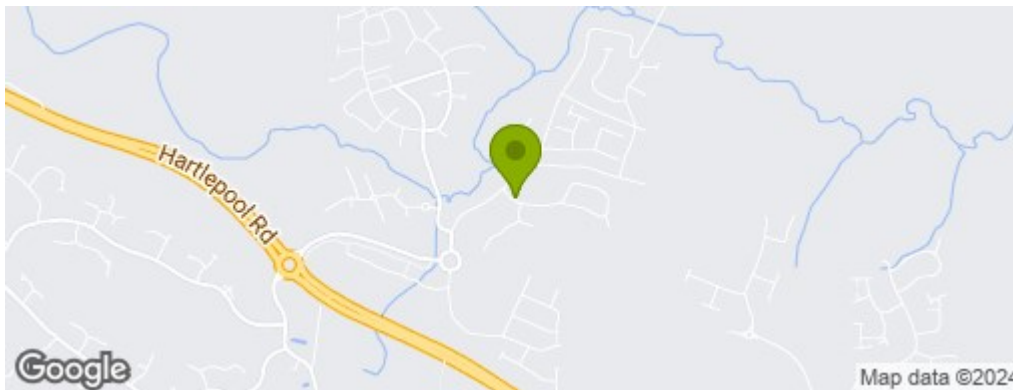
## EXTERNAL

Enjoying one of the largest plots on this prestigious development, there is ample parking to the front, a double garage and a landscaped garden to the rear, which is split over terraces with areas for entertaining and feature lighting.



**Venture**  
P R O P E R T I E S

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

EPC RATING - B : TENURE - FREEHOLD : COUNCIL TAX BAND - G

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