



13 Manorside, Wynyard  
Billingham



In Excess of £1,250,000



## 13 Manorside

Wynyard, Billingham

Immerse yourself in the epitome of luxury living with this remarkable 6-bedroom detached house, a true testament to sophisticated design and grandeur. Boasting over 6500 square feet of living space, this abode offers an unparalleled oasis of comfort and elegance, ideal for those who seek the ultimate in refined living. The property's modern architectural elements, including expansive windows and bi-fold doors that flood the interiors with natural light and a captivating glass atrium in the living area, exude contemporary chicness while maintaining a sense of timeless allure.

Step outside into the picturesque outdoors, where a wrap-around garden enveloped by lush woodland beckons you to unwind in nature's embrace. The seamless indoor-outdoor flow achieved through large glass doors opening onto the landscaped gardens creates a harmonious connection between the interior sanctuary and the serene natural surroundings, providing the perfect setting for al-fresco entertaining or peaceful relaxation. Nestled within the prestigious Wynyard Park on Manorside, this exclusive property ensures not only privacy and tranquillity but also a sense of community and safety, making it an enviable address for those who value both elegance and convenience.



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Experience the joy of culinary artistry in the state-of-the-art gourmet kitchen, equipped with top-of-the-line appliances and sophisticated finishes, serving as the heart of the home for intimate family gatherings or lavish dinner parties. The comprehensive list of amenities, including a personal sauna, opulent en-suite bathrooms, walk-in closets, and a dedicated fitness or recreation room, caters to every facet of luxury living, promising a lifestyle of unparalleled comfort and indulgence. This residence truly exemplifies the exquisite attention to details in every corner, from underfloor heating to integrated sound systems, cat 6 cabling throughout complemented by high-quality materials and impeccable craftsmanship.

This exceptional property offers a retreat for every member of the household, with each bedroom providing a private haven adorned with plush carpeting and expansive windows that bathe the space in natural light. An independent space above the garage offers versatile possibilities, whether used as an additional bedroom, a home office, a games room, or a secluded sanctuary or guest suite complete with its own shower room and kitchen area. A plethora of luxurious features awaits within this home - book a viewing today and discover the endless possibilities this home has to offer.

Tenure: Freehold



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- Spacious Luxury Living: With over 6500 square feet of living space
- Exclusive Location: Situated on Manorside, within the prestigious Wynyard Park
- Luxurious Amenities: The home includes a personal sauna, walk-in closets and more
- Ideal for Entertaining: With multiple reception areas
- Gated entrance to the development, electric gated driveway leading to a triple Garage
- Energy Efficiency Rating: B



**Porch**

5' 6" x 9' 8" (1.67m x 2.95m)

**Hallway**

17' 0" x 13' 1" (5.19m x 4.00m)

**Ground Floor W/C**

**Cinema Room**

19' 5" x 17' 4" (5.92m x 5.29m)

**Family Room**

20' 3" x 17' 4" (6.17m x 5.29m)

**Open Plan Living Area**

**Kitchen/Diner**

32' 8" x 21' 1" (9.95m x 6.43m)

**Service Kitchen**

8' 10" x 18' 9" (2.70m x 5.72m)

**Laundry**

7' 6" x 7' 9" (2.29m x 2.37m)

**Hall**

**Boot Room**

7' 6" x 5' 0" (2.29m x 1.53m)

**Garage**

26' 5" x 20' 10" (8.05m x 6.35m)

**Gym**

18' 11" x 22' 5" (5.77m x 6.84m)

**Gym Shower Room**

**First Floor Landing**

13' 6" x 20' 1" (4.12m x 6.12m)





**Master Bedroom**

14' 9" x 18' 2" (4.50m x 5.54m)

**Dressing Area**

11' 0" x 8' 9" (3.35m x 2.66m)

**Master En-Suite**

11' 0" x 11' 6" (3.35m x 3.50m)

**Walk In Wardrobe**

8' 7" x 15' 4" (2.62m x 4.67m)

**Bedroom Two**

17' 11" x 17' 5" (5.47m x 5.31m)

**En-Suite Bathroom**

6' 0" x 11' 1" (1.82m x 3.38m)

**Bedroom Three**

15' 5" x 15' 7" (4.71m x 4.74m)

**En-Suite Shower Room**

5' 10" x 11' 1" (1.79m x 3.39m)

**Second Floor Landing**

12' 10" x 16' 0" (3.90m x 4.89m)

**Study./ Library**

9' 2" x 13' 4" (2.80m x 4.07m)

**Bedroom Four**

35' 3" x 17' 5" (10.75m x 5.31m)

**En-suite Shower Room**

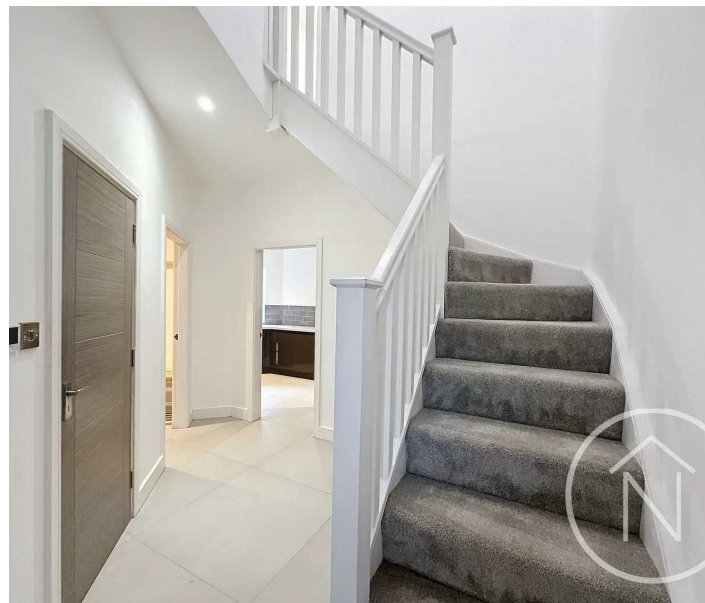
8' 9" x 5' 3" (2.67m x 1.61m)

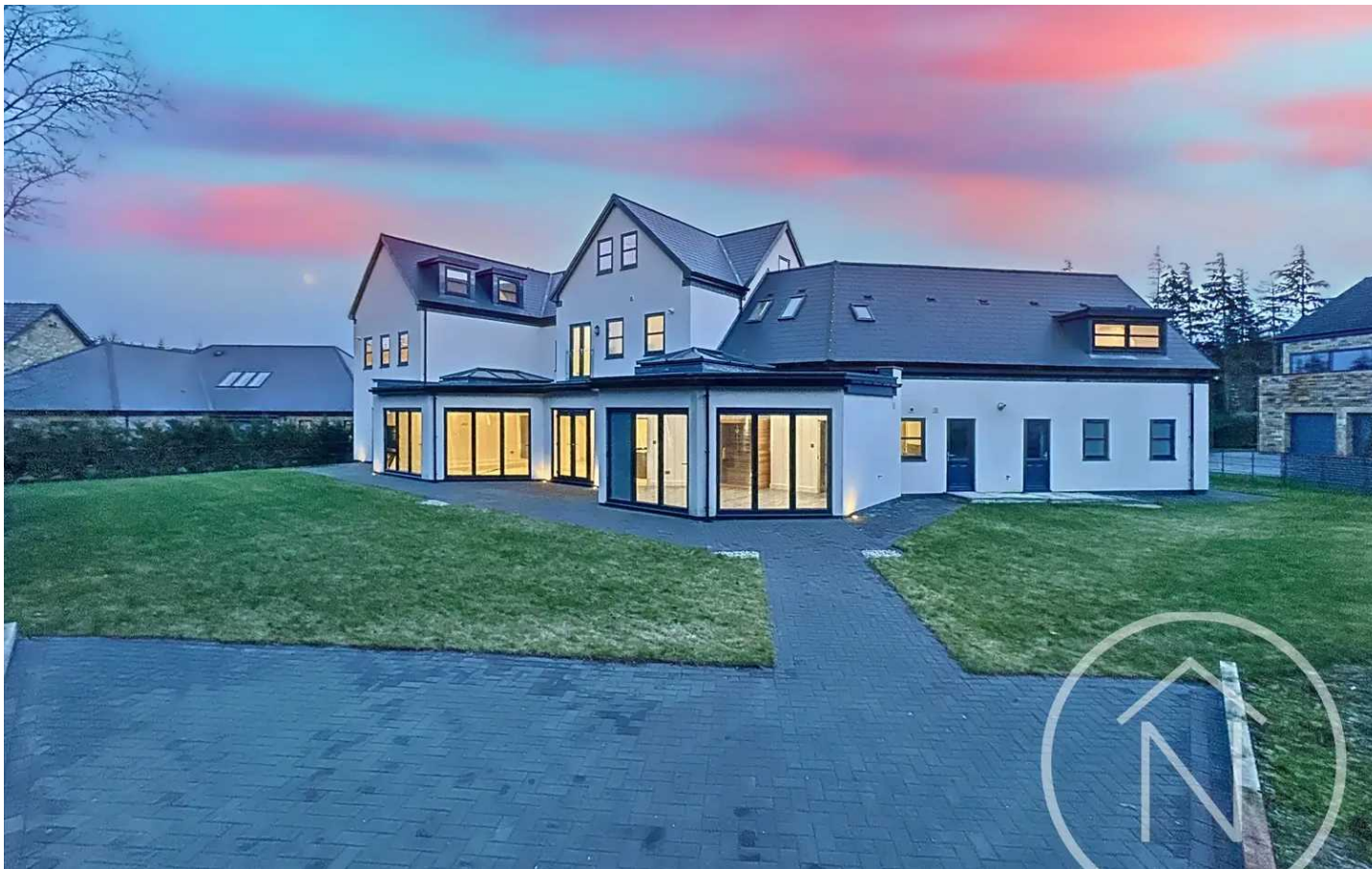
**Bedroom Five**

26' 1" x 18' 2" (7.96m x 5.54m)

**En-Suite Shower Room**

7' 0" x 7' 1" (2.14m x 2.17m)





**Bedroom Six / Office Space**

29' 9" x 19' 9" (9.08m x 6.02m)

**Shower Room**

**First Floor Kitchen Area**

7' 7" x 7' 3" (2.32m x 2.22m)

**Garden**

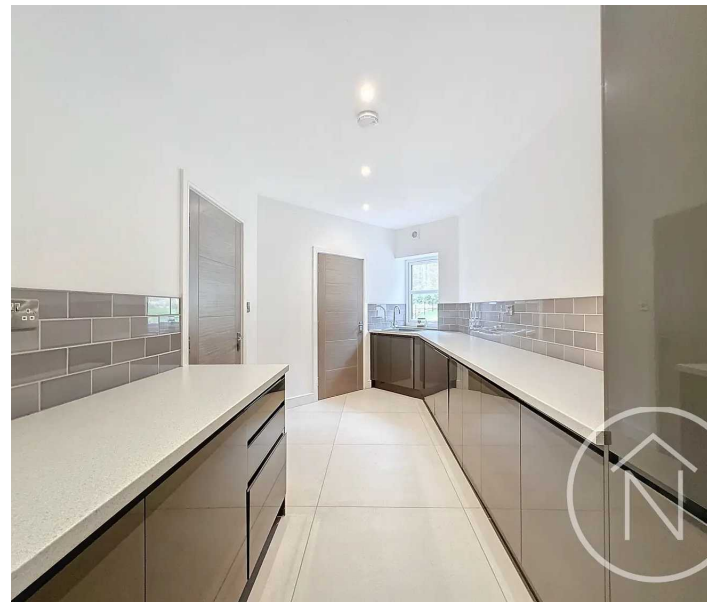
Wrap around garden surrounded by stunning woodland

**GARAGE**

Triple Garage

**DRIVEWAY**

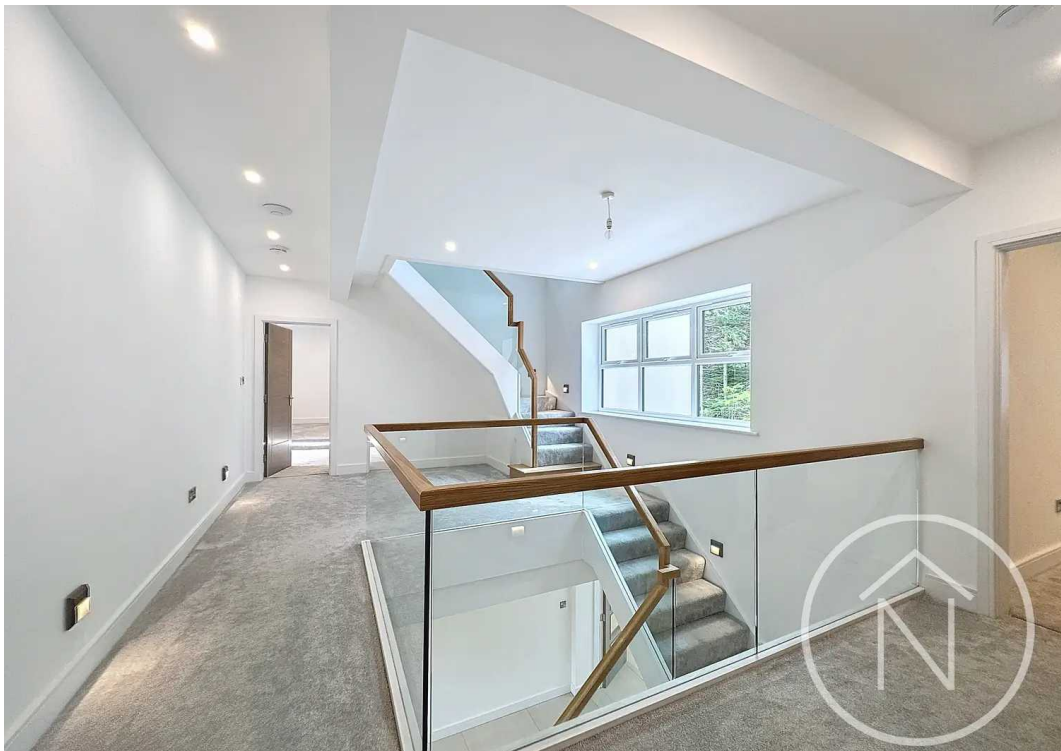
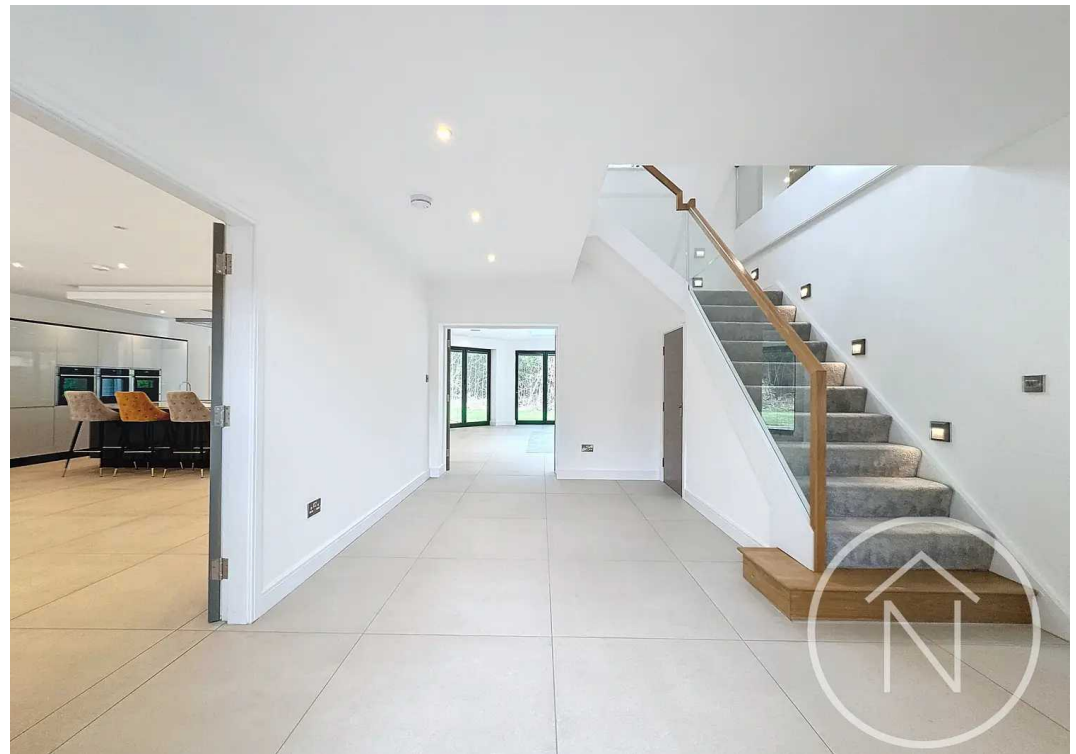
3 Parking Spaces

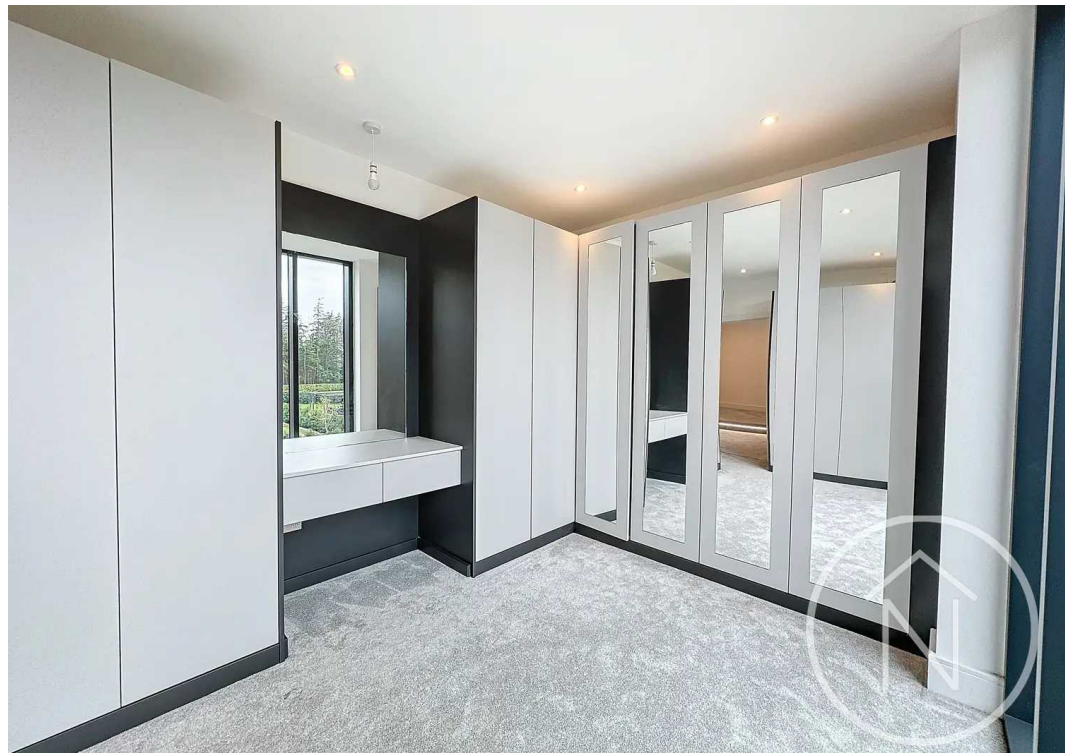
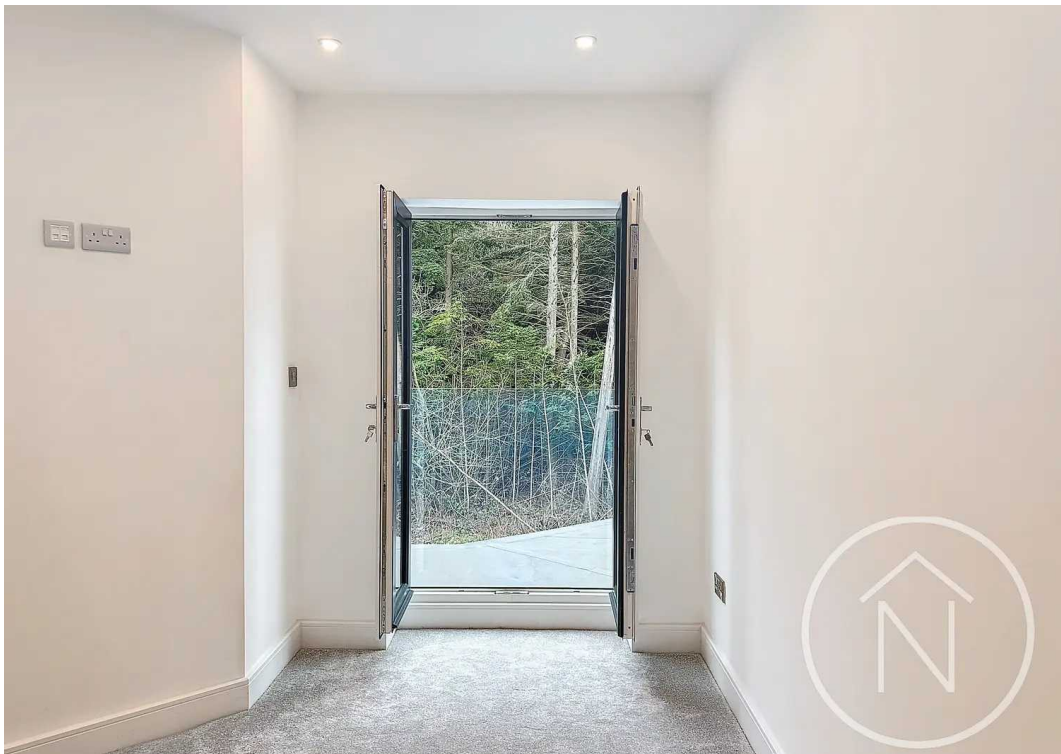








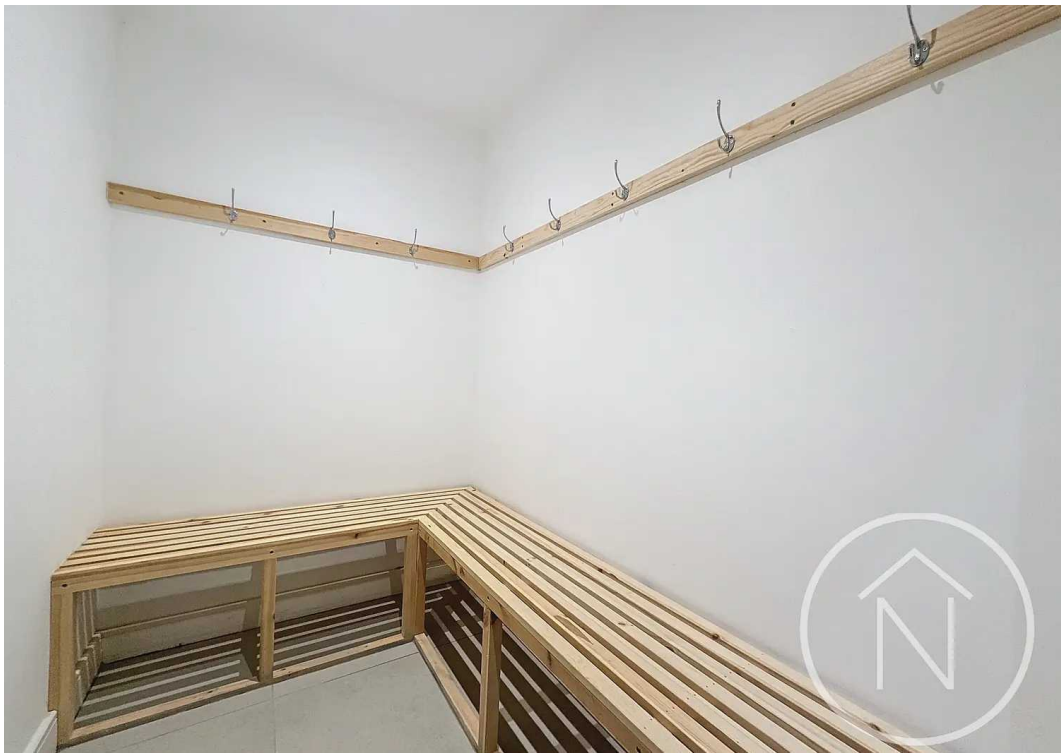
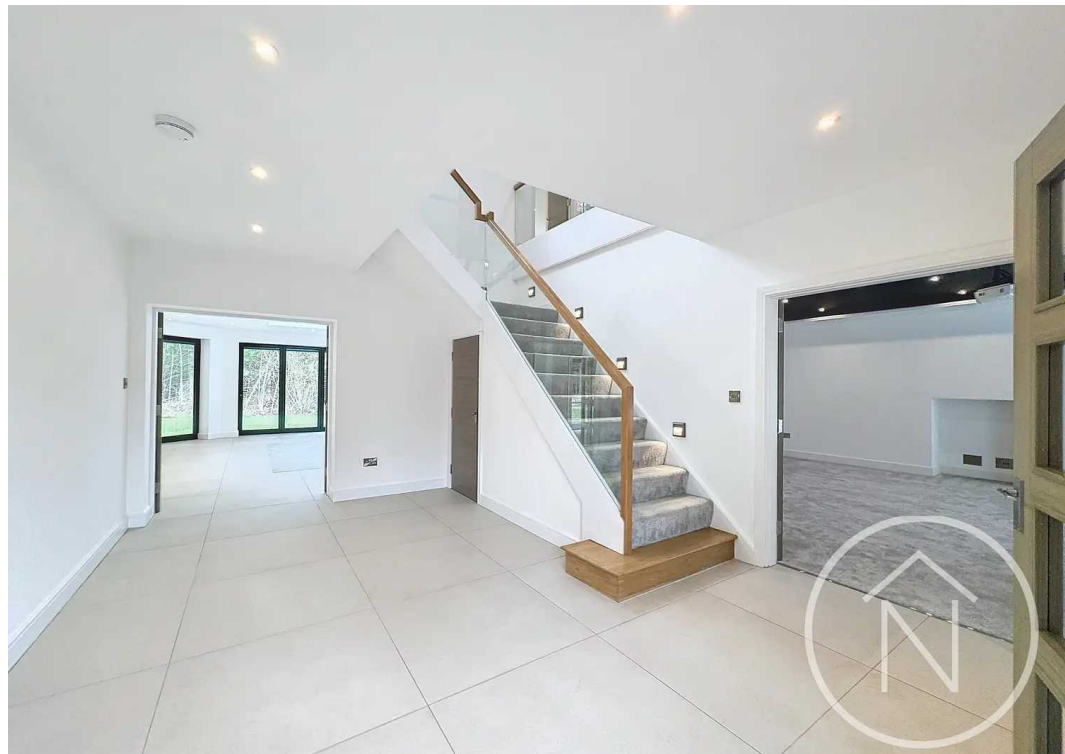






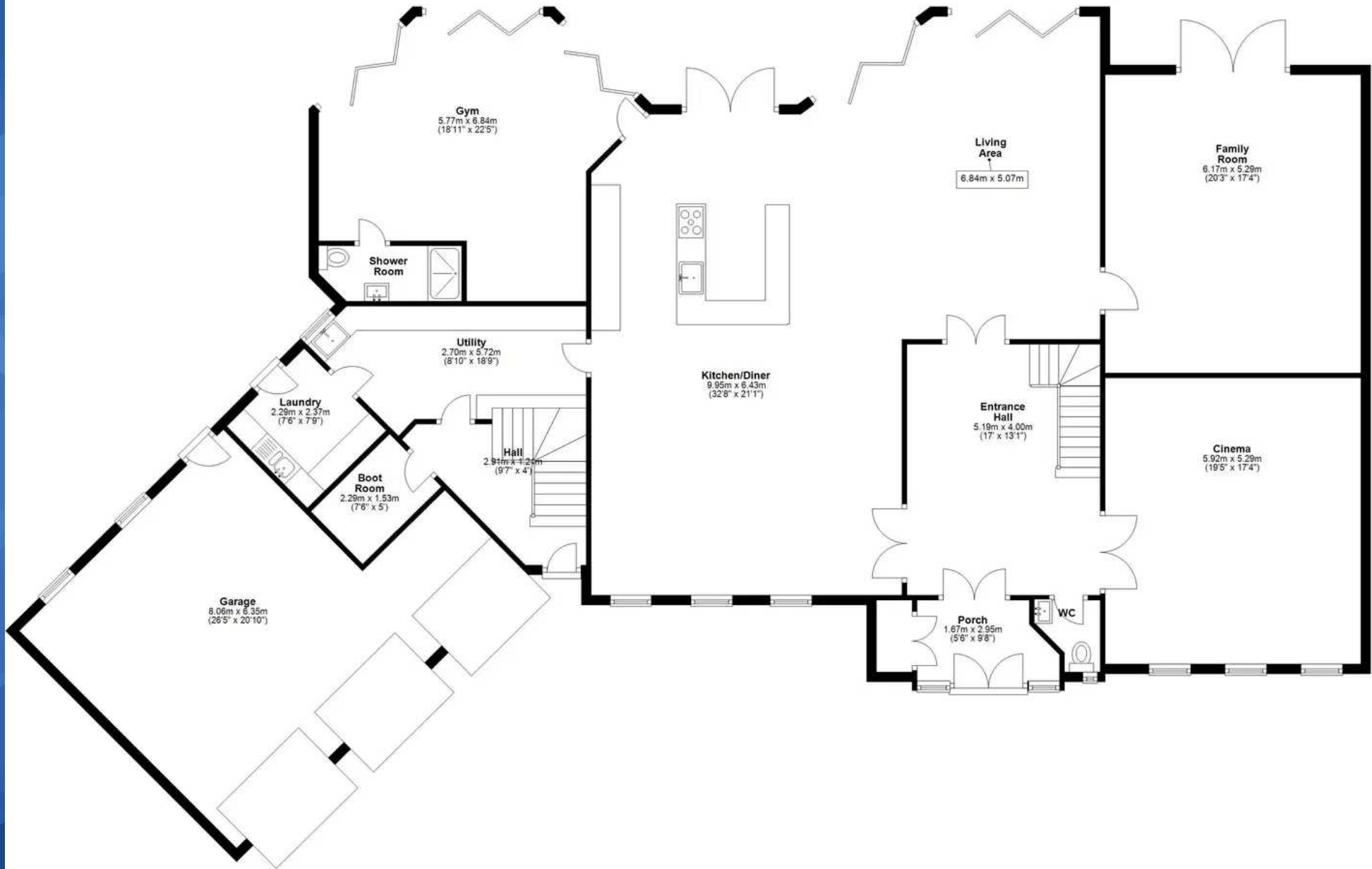
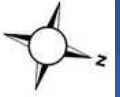






### Ground Floor

Approx. 294.1 sq. metres (3165.5 sq. feet)



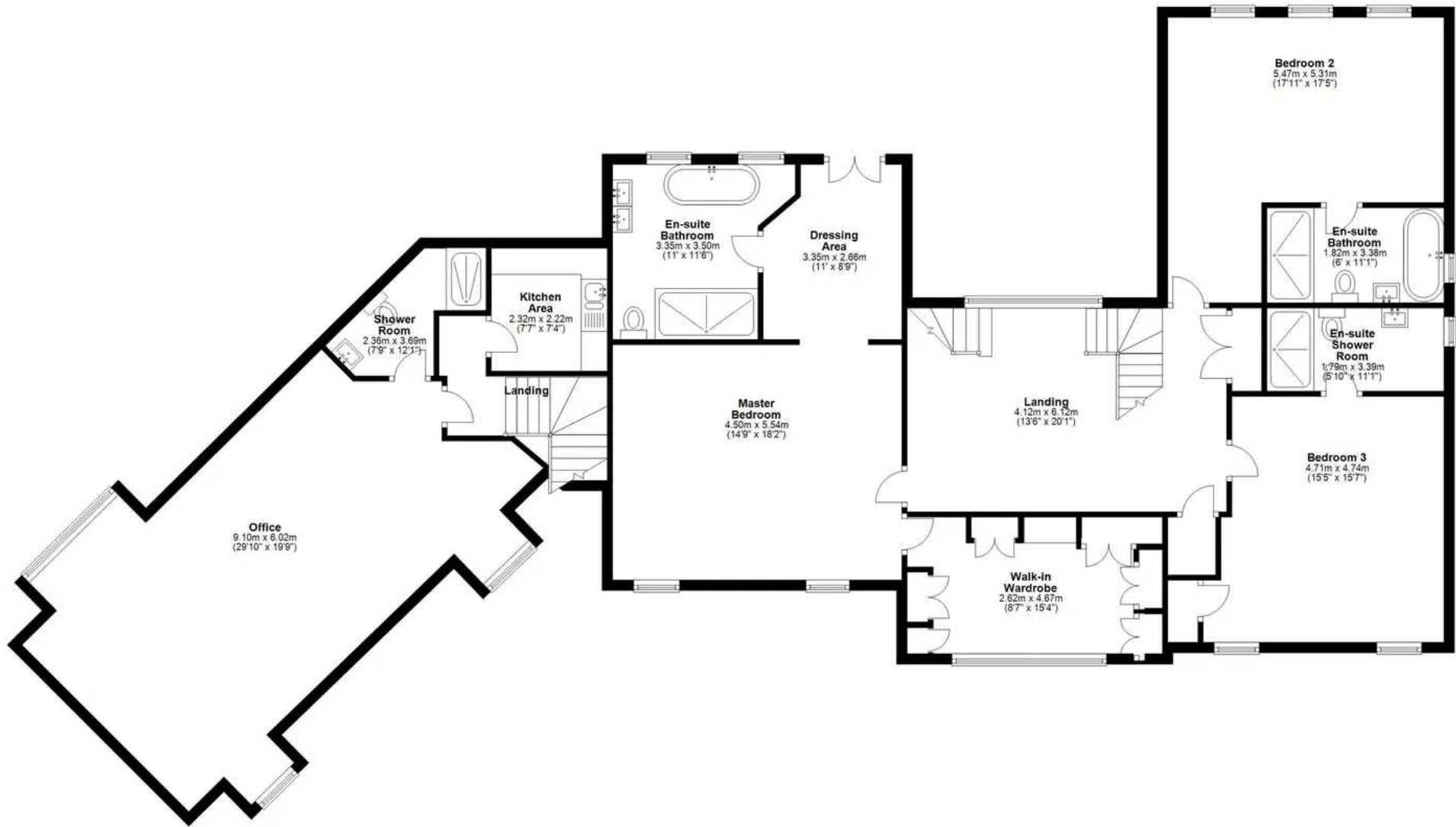
Total area: approx. 625.3 sq. metres (6730.5 sq. feet)

floor plan(s) by Northgate for illustration purpose only all measurements are approximate  
Plan produced using PlanIt.



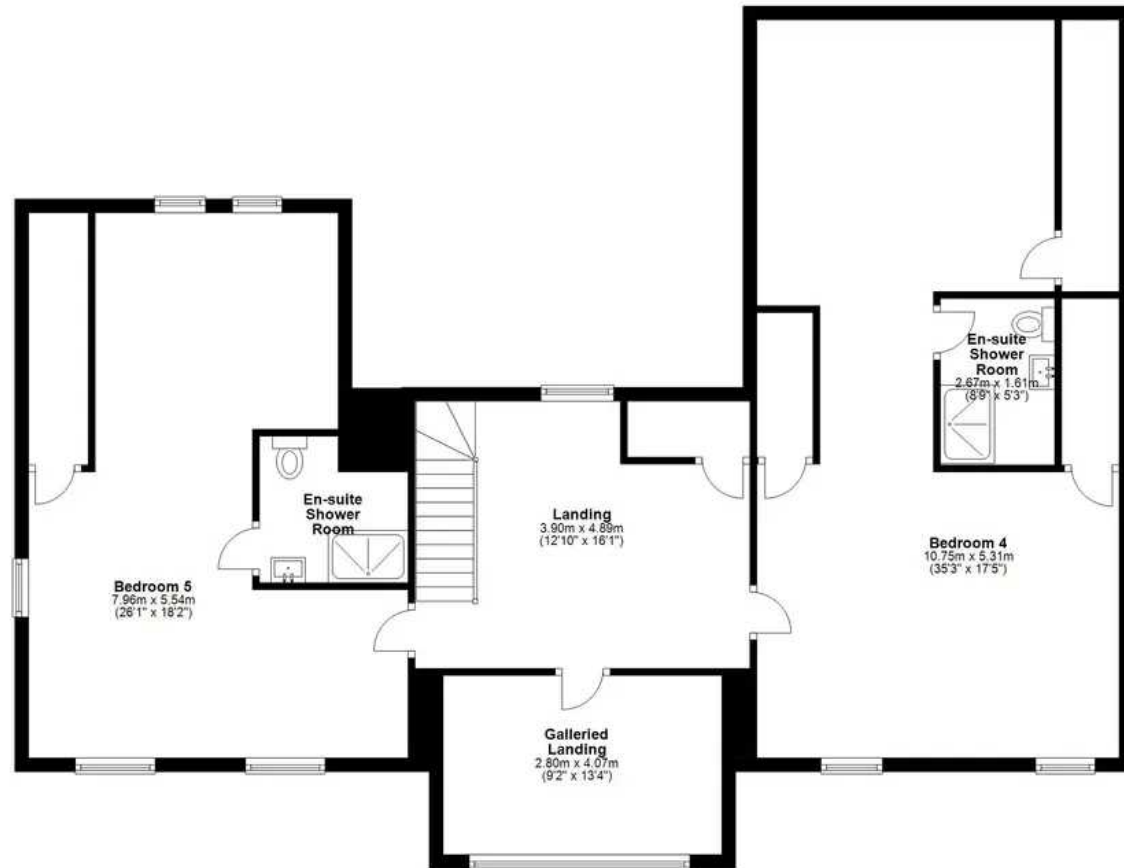
### First Floor

Approx. 203.0 sq. metres (2185.1 sq. feet)



## Second Floor

Approx. 128.2 sq. metres (1379.9 sq. feet)





## Northgate - Teesside

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