



7 Buttercup Avenue, Wynyard



Guide Price £425,000 - £450,000



7 Buttercup Avenue

Wynyard

Offers Invited Between £425,000 And £450,000

Presenting a sophisticated 4-bedroom detached house, this family home is nestled within Taylor Wimpey's sought-after Wynyard Manor development. Boasting a sizeable driveway and detached double garage which has been intelligently transformed into a studio space. Oriented towards the west, the rear garden offers a tranquil retreat. Practical amenities include gas central heating and UPVC double glazing for optimal comfort.

The interior layout is thoughtfully designed to cater to modern needs, comprising an Entrance Hall, Lounge, Ground Floor W/C, Study, well-appointed Kitchen Diner with integrated appliances, and a convenient Utility Room. The property further features a Family Bathroom, four spacious Bedrooms, one with an en suite shower, and another en suite with both a bath and shower.

Offering a harmonious blend of functionality and style, this home presents an ideal canvas for family living within a prestigious residential locale.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.



Entrance Hall

10' 3" x 15' 8" (3.13m x 4.78m)

Lounge

23' 3" x 12' 6" (7.08m x 3.81m)

Kitchen/Diner

11' 5" x 21' 8" (3.47m x 6.60m)

Utility

5' 11" x 5' 8" (1.81m x 1.72m)

Study

8' 2" x 9' 1" (2.48m x 2.77m)

Ground Floor W/C

6' 11" x 3' 2" (2.12m x 0.97m)

Landing

7' 1" x 18' 11" (2.16m x 5.77m)

Bathroom

7' 1" x 6' 2" (2.16m x 1.87m)

Bedroom One

13' 9" x 12' 9" (4.20m x 3.88m)

En-Suite

11' 5" x 4' 11" (3.47m x 1.50m)

Bedroom Two

11' 7" x 10' 6" (3.54m x 3.20m)

En-Suite

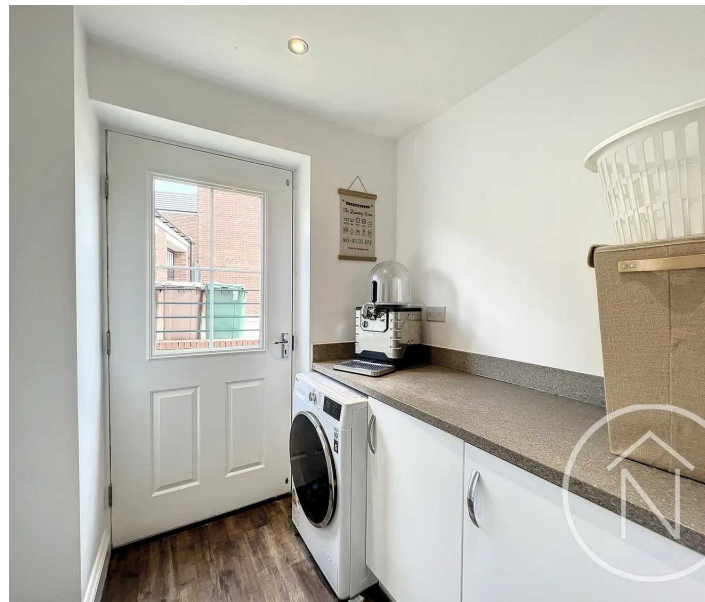
8' 5" x 5' 7" (2.57m x 1.69m)

Bedroom Three

9' 1" x 12' 6" (2.78m x 3.81m)

Bedroom Four

7' 0" x 12' 7" (2.13m x 3.84m)





Garage

Single Garage

Driveway

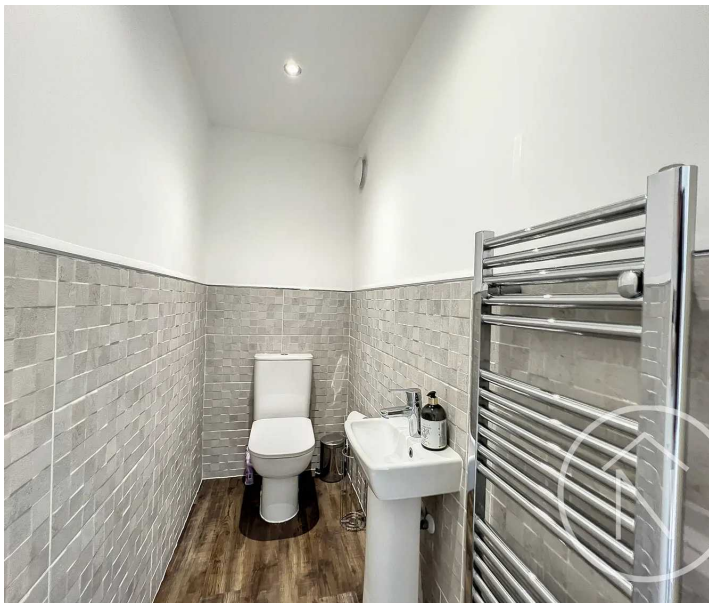
2 Parking Spaces

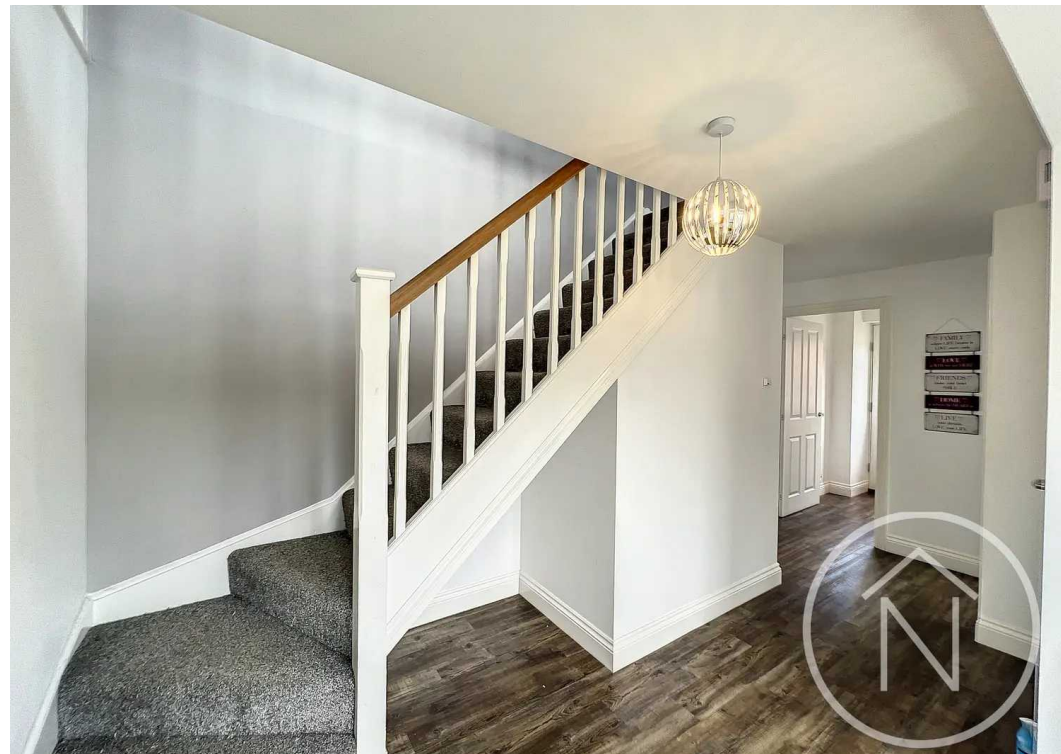
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



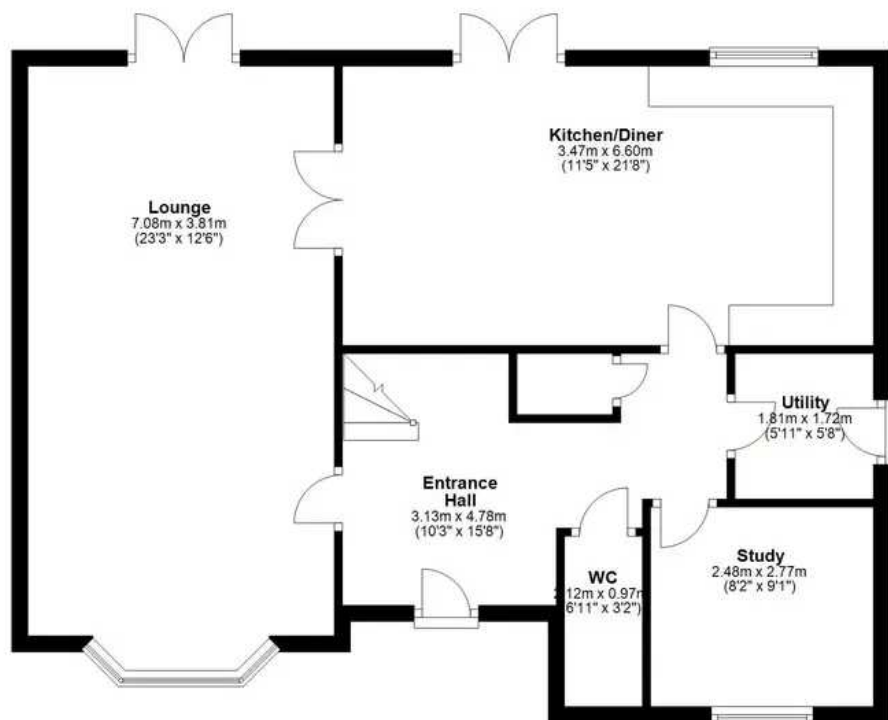






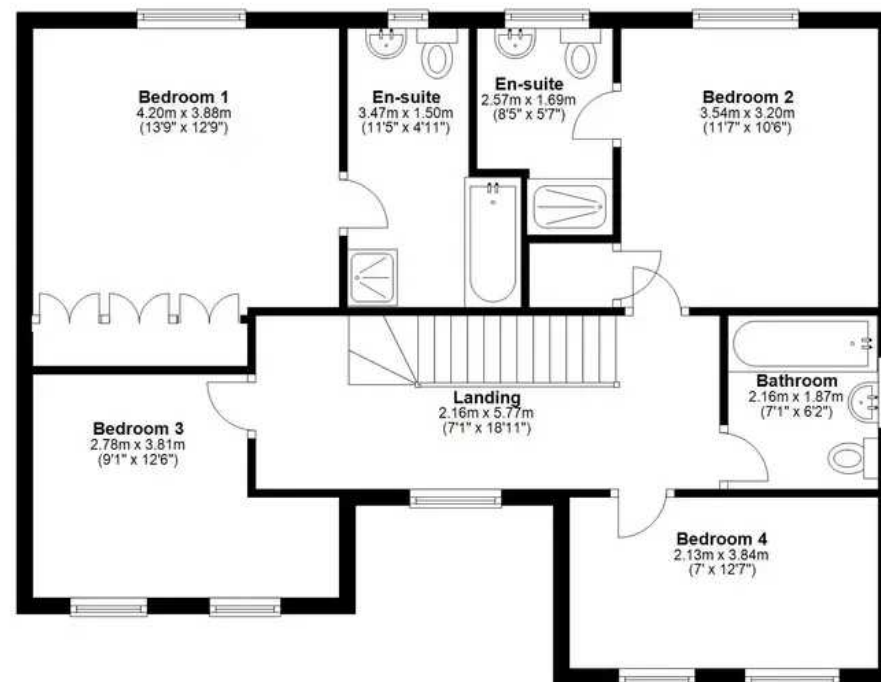
Ground Floor

Approx. 77.0 sq. metres (828.8 sq. feet)



First Floor

Approx. 74.2 sq. metres (798.8 sq. feet)



Total area: approx. 151.2 sq. metres (1627.6 sq. feet)

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



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