

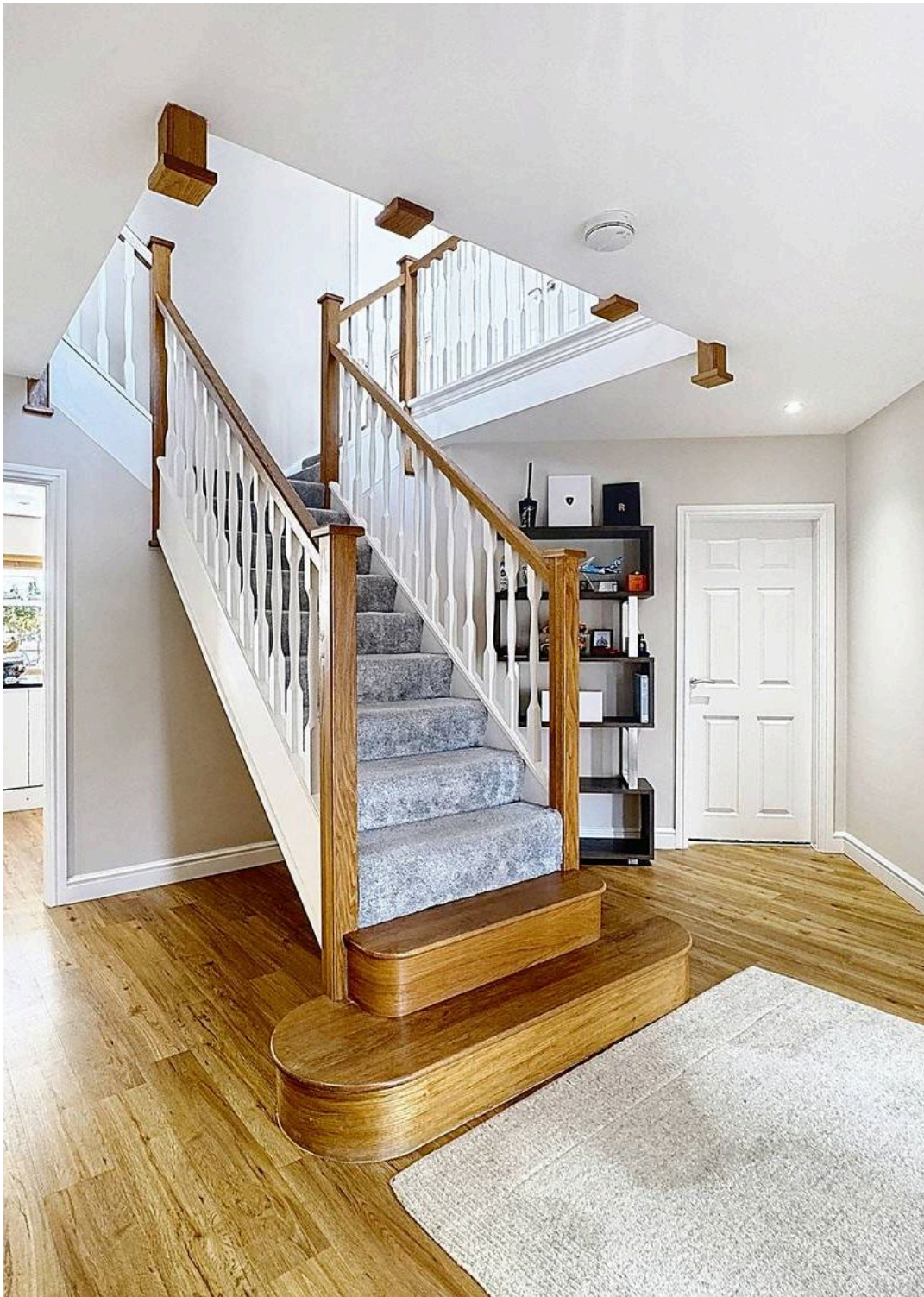


Duke Of Wellington Gardens

Wynyard



Offers Over £760,000



## 17 Duke Of Wellington Gardens

Wynyard, Billingham

Welcome to an exquisite opportunity for luxury living in the heart of Wynyard's exclusive gated residence, Duke Of Wellington Gardens. This exceptional detached property, meticulously crafted in 2019, offers a seamless blend of modern comfort and timeless elegance. With a 10-year warranty from new, seamlessly transferable to new owners, your investment is safeguarded for years to come. This home is available with no onward chain offering immediate vacant possession.

Situated close to a host of first class amenities with The Stables Pub & Restaurant, Wynyard Hall Cafe and local shops all within walking distance. Wynyard business park is home to the local Gym facilities at Atom fitness and highly rated childcare setting at Kids 1st Nursery with Starbucks, Sainsbury's, Screwfix to follow soon.

Spanning over 3200 square feet across three impeccably designed floors, this spacious six-bedroom home stands as a testament to refined living. A rare gem among its peers, it boasts an exceptional **A-rated Energy Performance Certificate (EPC)** – an accolade achieved by only one other property in Duke of Wellington Gardens. With a primary energy use of just **27 kWh/m<sup>2</sup> per year**, this home combines luxury with outstanding efficiency.

Built with sustainability in mind, the property incorporates a suite of eco-conscious features:

- **Air source heat pump with underfloor heating** for consistent, cost-effective warmth.
- **Solar thermal panels** providing hot water, supported by the main system.
- **Solar photovoltaic panels** generating renewable electricity and reducing energy bills.
- **High-performance glazing**, low-energy lighting throughout, and excellent air tightness for maximum efficiency.
- Very low heat loss through the structure, thanks to outstanding wall, roof, and floor insulation.

Together, these features help to keep running costs low and carbon emissions minimal, ensuring comfort goes hand-in-hand with sustainability.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC: 51 points (A) (100 points is the best)



## Duke Of Wellington Gardens

### Wynyard

As you step into the grand entrance hall, a sense of opulence envelops you, leading to the various wings of this elegant abode. The versatile layout caters to your every need, with a thoughtfully designed study providing a serene workspace. An additional reception room used for either a formal dining room or an extra family room, a spacious lounge adorned with a wood-burning stove, offering cozy evenings and direct access to the patio and rear garden.

The heartbeat of this home resides in its modern kitchen/dining/living space, a culinary haven equipped with top-tier integrated appliances. Whether entertaining guests or savouring quiet family moments, this space effortlessly adapts to your desires. Adjacent lies a utility room, ensuring functionality doesn't compromise style. A convenient ground floor WC adds a touch of practicality.

Journeying to the first floor, the splendor continues with a sumptuous family bathroom and four generously appointed double bedrooms. The master bedroom stands as a sanctuary with a walk-in wardrobe and an en-suite shower room, a private oasis for relaxation.

Ascend to the second floor, revealing two expansive double bedrooms and an en-suite shower room. This level's layout offers flexibility, accommodating various living arrangements or providing an ideal space for guests.

Beyond the captivating interior lies a detached garage with first-floor storage access, while a south-facing rear garden basks in sunlight, inviting outdoor gatherings and leisurely afternoons. A generously sized driveway accommodates multiple vehicles, a convenience that pairs seamlessly with easy access to major road networks, catering to the needs of modern commuting.

In the realm of exclusive living, this property claims its rightful place as a testament to refined tastes. With its prime location, impeccable features, and **industry-leading energy efficiency**, this home is a symphony of luxury, comfort, and sustainability – ready to welcome its discerning new owners to a life of opulence in Wynyard's prestigious Duke Of Wellington Gardens.

Council Tax band: G

Tenure: Freehold

EPG: E      Efficiency: B      Rating: A



**Entrance Hall**

**Dining Room**

9' 6" x 12' 10" (2.90m x 3.90m)

**Study**

9' 10" x 12' 10" (3.00m x 3.90m)

**Lounge**

19' 1" x 15' 5" (5.81m x 4.70m)

**Ground Floor WC**

**Kitchen/Diner**

22' 11" x 23' 9" (6.99m x 7.25m)

**Utility**

**First Floor Landing**

**Family Bathroom**

**Bedroom One**

10' 8" x 13' 6" (3.26m x 4.11m)

**Dressing Room**

10' 8" x 6' 11" (3.26m x 2.10m)

**En-Suite Shower Room**

**Bedroom Four**

16' 2" x 18' 6" (4.93m x 5.65m)

**Bedroom Five**

9' 8" x 12' 8" (2.95m x 3.86m)

**Bedroom Six**

9' 2" x 12' 8" (2.80m x 3.86m)

**Second Floor Landing**

**Bedroom Two**

17' 8" x 12' 10" (5.39m x 3.90m)

**En-Suite Shower Room**

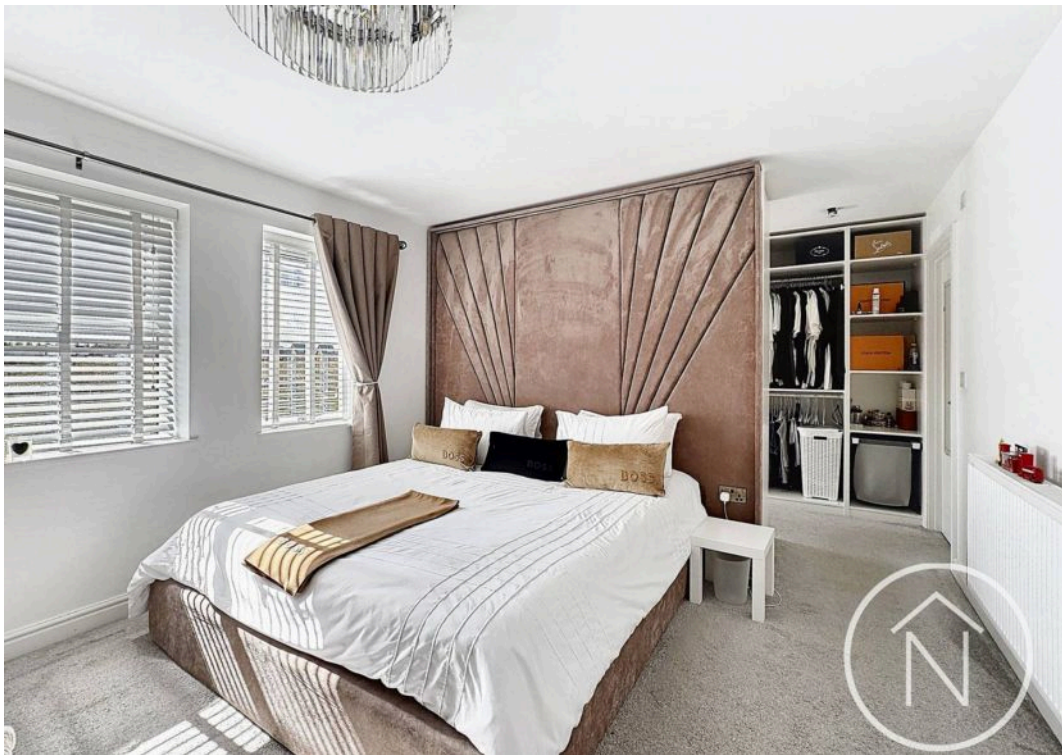
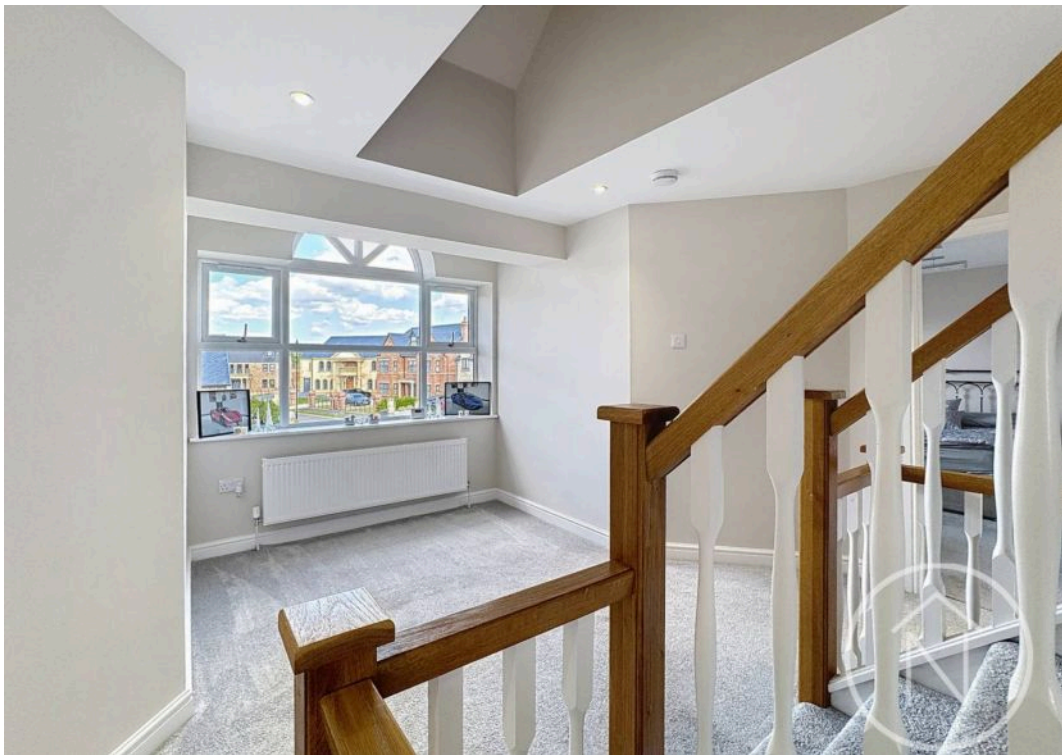
**Bedroom Three**

17' 8" x 17' 9" (5.39m x 5.41m)

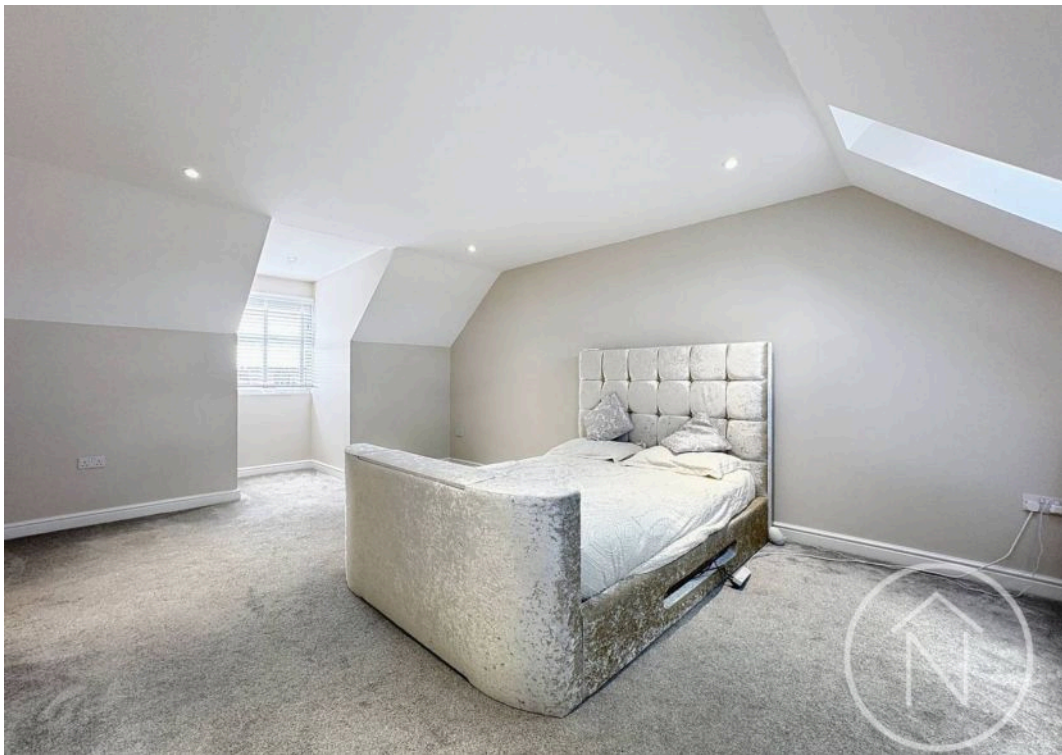
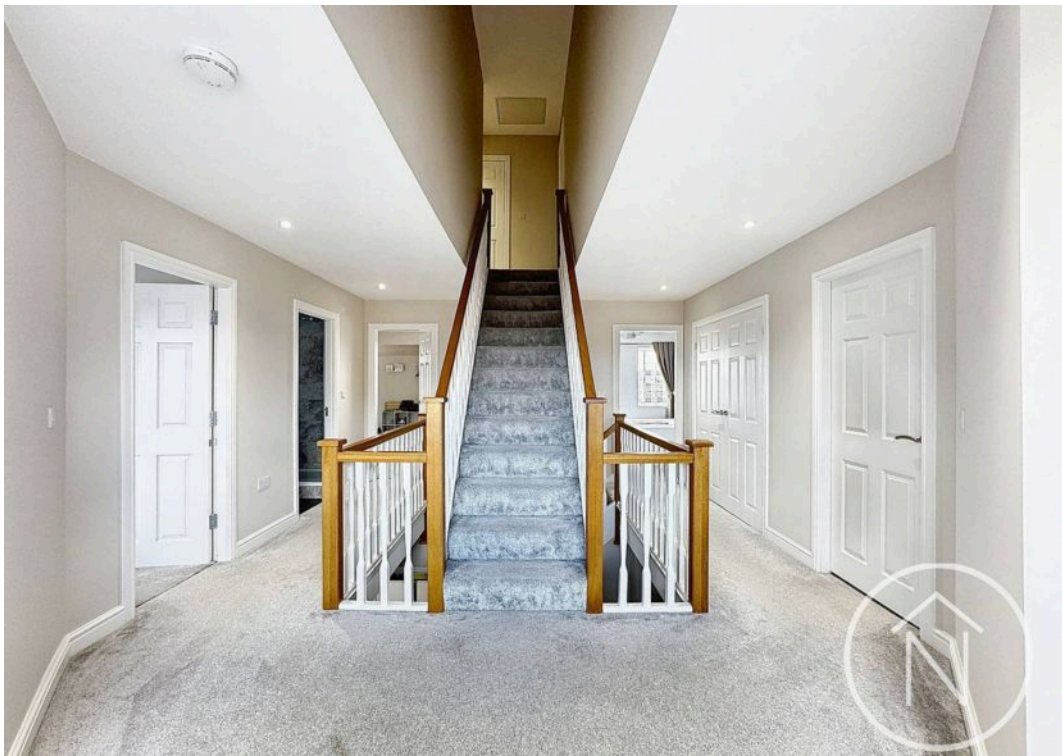


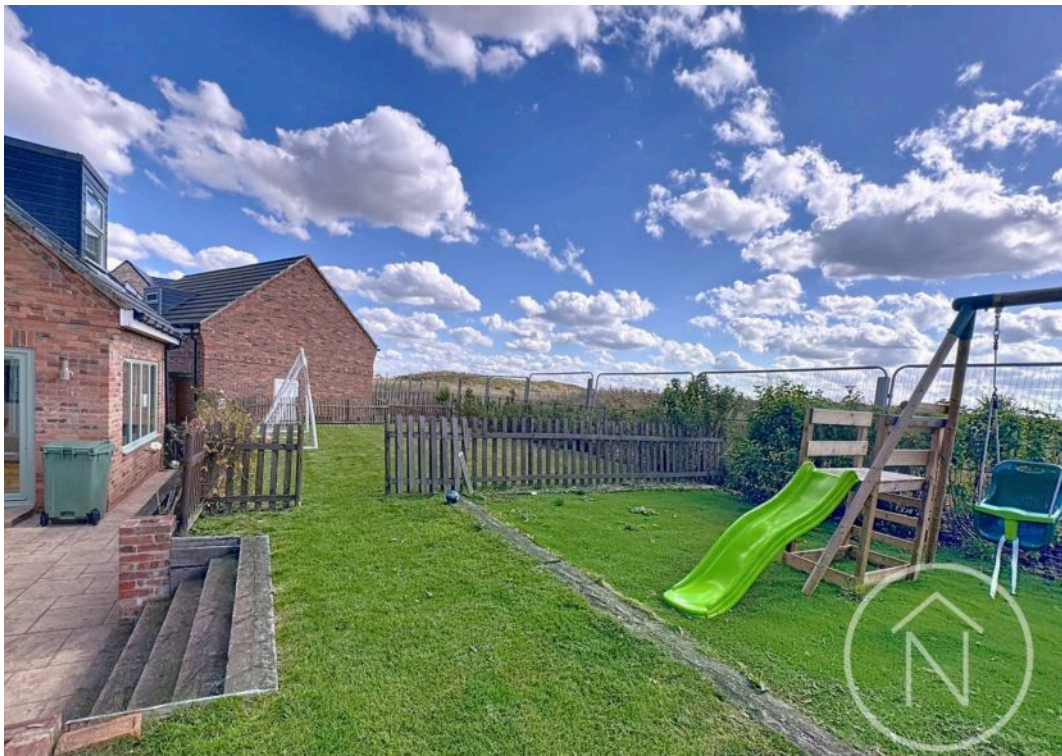
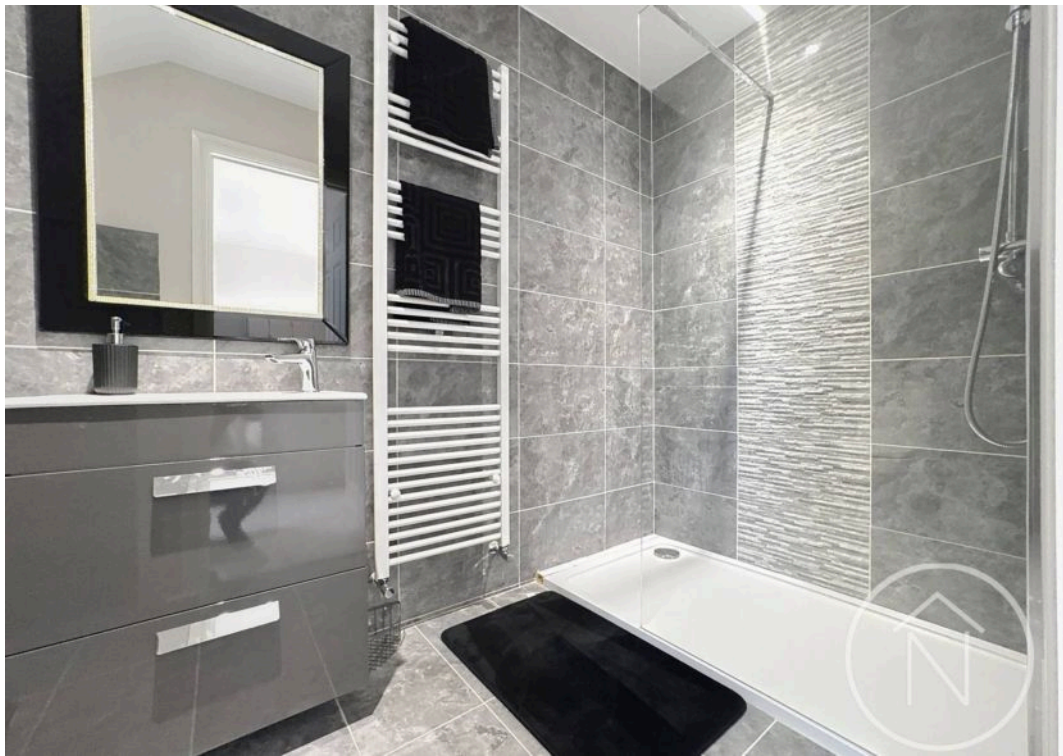




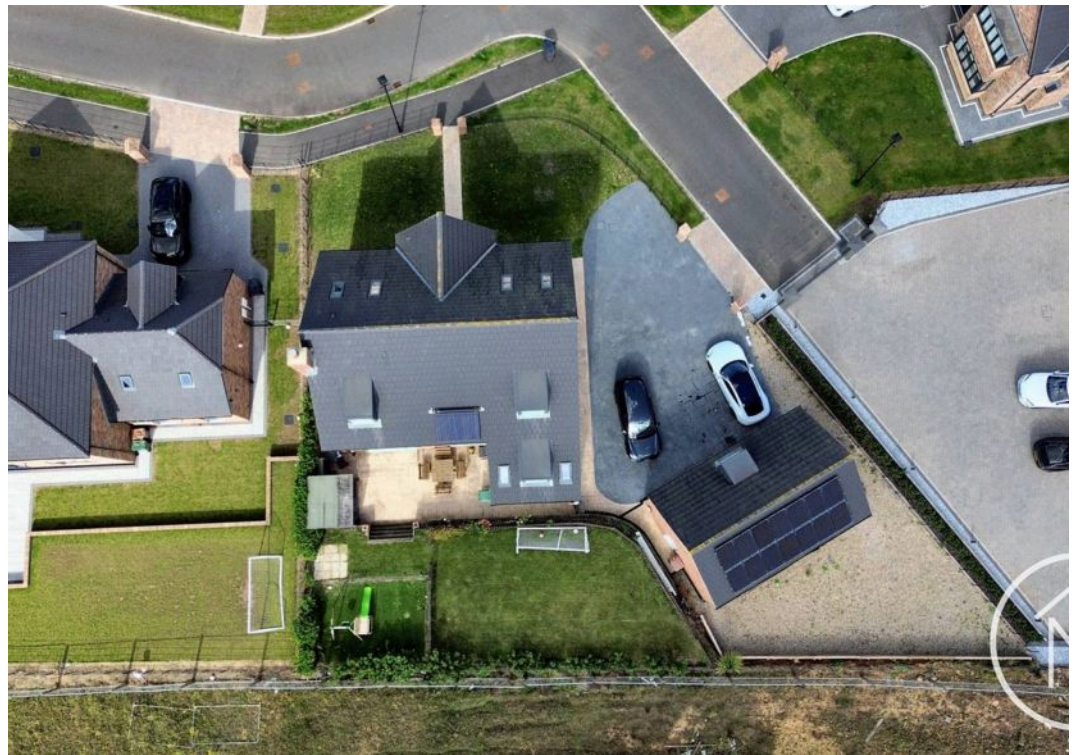


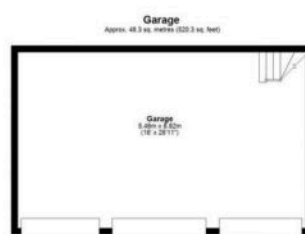
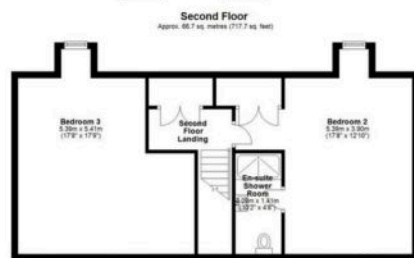




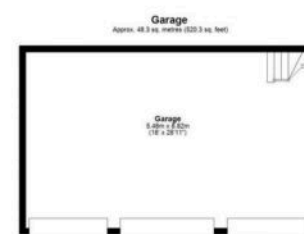








Total area: Approx. 352.7 sq. metres (3796.2 sq. feet)  
Floor plans for comparison for quotation purposes only. All measurements are approximate.  
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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, 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.