



## 7 Nuthatch Close

Wynyard, Billingham, TS22 5FU

**£445,000**



\*WAS £460,000\*

Igomove are proud to present this generously proportioned property which provides an exceptional and versatile living space, situated in the most honourable residential area of Wynyard. Being only 1 of 2 built upon the site, the 5 bedroom property provides excellent accommodation for the most demanding of family requirements. Spread over two floors, the layout offers flexibility and opportunity to adapt according to need, a blank canvas for new owners to individualise. In brief, this impressive property comprises of a bright and spacious hallway, giving access to all reception rooms including, a well proportioned lounge with access to the rear garden via French doors, as well as a separate study and bay-fronted dining room and the open plan kitchen/family room. Upstairs you find, five bedrooms and three bathrooms, two of which are en suites.



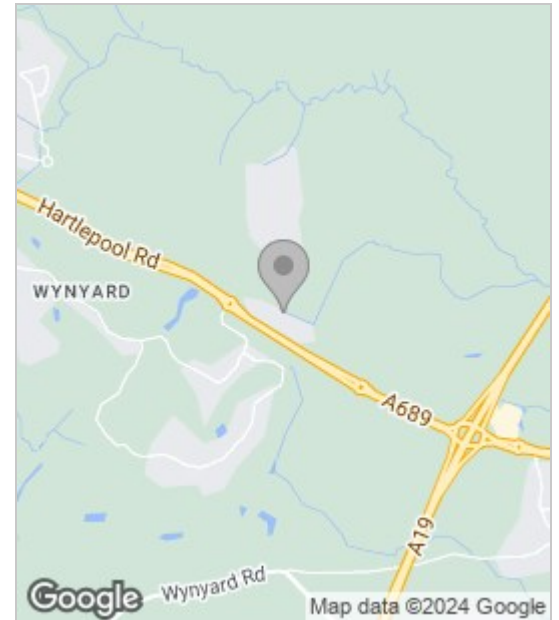
Internally, the layout is incredibly family friendly, meticulously kept on top of and well presented. Upon arriving, you step into the airy hallway with the downstairs w/c to your immediate left. Following to the right is a gorgeous bay fronted dining room which is interconnected with the kitchen/Family room. Passing the downstairs utility room, you walk into the superb kitchen which features an extensive range of units and shortly after followed by the family space and walk in bay leading you out onto the rear garden. There is a generous amount of room for dining and the space is light and airy with views through to the garden. Moving into the tastefully decorated lounge, this space is perfect for winding down. Next is a separate study room/play room which concludes the downstairs accommodation.

Moving upstairs are five well appointed, beautifully proportioned bedrooms. The master of which, to front aspect benefits from fitted wardrobes and a bright en suite fitted with a four piece suite. The large second bedroom found to the rear also features ample space for free standing wardrobes and an en suite shower room. Bedroom three and four are of generous size and bedroom five is bright and spacious and could be used as a study/dressing room, or a single bedroom, subject to the buyers desires. Completing the upstairs accommodation is the immaculately presented family bathroom which features a four piece suite.

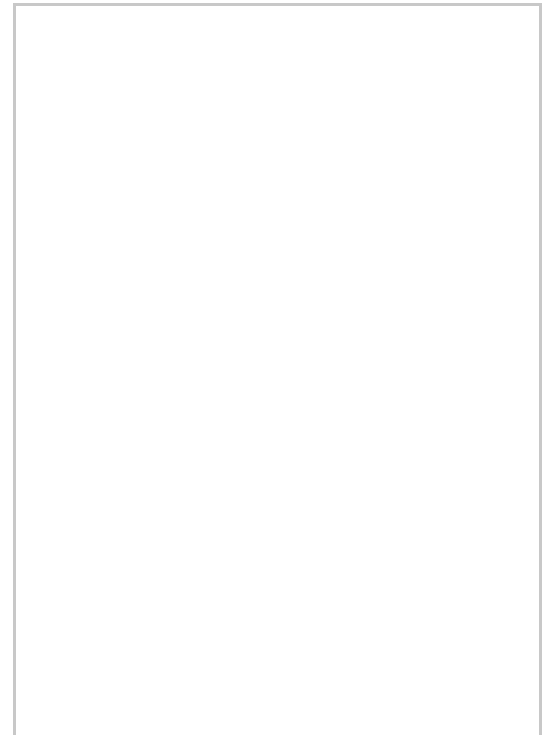
Externally, the home benefits from an attractive frontage, ample parking to the side as well as a double garage perfect for additional storage. To the rear is a large garden featuring a patio area.

Make this home your own, contact Igomove today to organise a viewing. We're open 7 days a week.

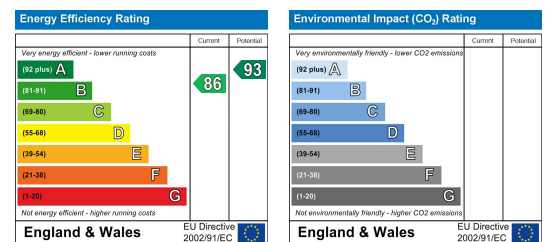
## Area Map



## Floor Plan



## Energy Efficiency Graph



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