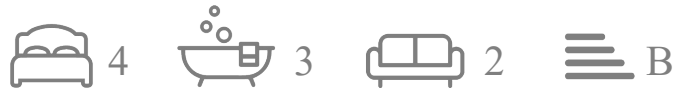




## 48 Bloomfield Drive

Wynyard, Billingham, TS22 5FA

**Offers in the region of £375,000**



Offers Invited! Option To Purchase Furnished - Welcome To Bloomfield Drive, Wynyard - A Truly Exquisite Property That Is Sure To Captivate Your Heart! This Detached House Boasts An Open Plan Kitchen/Dining & Family Room, Cosy Lounge, 4 Bedrooms, And 3 Bathrooms, Providing Ample Space For Comfortable Living.

Crafted By The Renowned 5-Star Housebuilder Story Homes, The Warwick Design Of This Property Is A Testament To Luxury And Elegance. The House Has Been Significantly Upgraded With Top-Of-The-Line Fixtures And Fittings, Ensuring A Modern And Sophisticated Living Experience.

One Of The Highlights Of This Property Is The Beautifully Landscaped West-Facing Rear Garden, Offering A Serene Retreat Where You Can Unwind And Enjoy The Outdoors. The Integral Garage, Complete With A Utility Room, Not Only Provides Convenient Storage Space But Also Presents An Opportunity For Further Conversion To Suit Your Needs.





**Location:**

Firmly Established As One Of The North East's Most Exclusive Addresses. Wynyard Offers The Quality Of Rural Life With The Benefit Of Easy Access To Inner City Centres. Set In Charming Countryside, It Offers Tranquillity Within A Prosperous, Private Community. At The Heart Of Wynyard Is A Traditional Village Centre With A Pub, Restaurant, Store And Scenic Duck Pond All Surrounded By Mature Trees And Beautiful Landscaping. Miles Of Walking Trails And Bridleways Can Be Found Around The Village, Together With Championship Golf Courses Make It The Perfect Location For Enjoying The Outdoors. Just A Short Drive Away, Excellent Commuter Access Is Provided By The A19.

From The A689/Hartlepool Road Turn Onto The Wynyard Development. Travel Along Hanzard Drive, Take The 2nd Exit At The Roundabout Onto Bloomfield Drive, The Property Is Located On The Right-Hand Side.

**Entrance Hallway**

Composite Entrance Door, Solid Oak Doors Lead To The Lounge, Kitchen/Dining Room/Family Room, Ground Floor W/C & Staircase To The First Floor, Decorative Wall Panelling, Understairs Storage Cupboard.

**Lounge**

Bespoke (Hand Made) Wall Unit With Shelving & Storage, Decorative Wall Panelling, Professionally Laid LVT Flooring, uPVC Double Glazed Window, Radiator.

**Kitchen/Dining/Family Room**

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A 1.5 Bowl Stainless Steel Sink Unit & Mixer Tap, Integrated Appliances, Built In Double Oven, & Microwave, Gas Hob With Overhead Extractor Fan, Spotlights, LED Plinth Lights, Tiled Splashbacks, Professionally Laid LVT Flooring, uPVC Double Glazed Window, Access To Utility, Space For Dining Table & Chairs, uPVC Double Glazed French Doors & Bi-Folding Doors To The Rear.

**Utility Room**

Space For Appliances.

**Ground Floor W/C**

White Hand Wash Basin, W/C, Radiator.

**First Floor Landing**

Skylight Window, Open Spindle Balustrade, Decorative Wall Panelling, Storage Cupboard, Access To Bedrooms & Bathroom.

**Master Bedroom**

Fitted With Wall Up-Lights, Decorative Wall Panelling, uPVC Double Glazed Window, Radiator.

**En-Suite Shower Room**

Walk-In Shower Cubicle, White Hand Wash Basin, W/C, uPVC Double Glazed Window, Radiator.

**Bedroom Two**

uPVC Double Glazed Window, Radiator.

**Bedroom Three**

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Bedroom Four**

Bespoke Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Family Bathroom**

Fitted With A White Suite Comprising; Panelled Bath With Hand Held Shower Hose, Walk In Shower, White Hand Wash Basin, W/C, uPVC Double Glazed Window, Radiator.

**Energy Efficiency Rating: B**

The Full Energy Efficiency Certificate Is Available On Request.

**Property Information:**

Tenure: Freehold  
Local Authority: stockton council  
Management Charge: £31.43 pcm  
Listed Status: Not Listed  
Conservation Area: No -  
Tree Preservation Orders: None  
Tax Band: E  
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.  
Broadband Delivered To The Property: Cable  
Non-Standard Construction: Believed To Be Of Standard Construction  
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of  
Flooding Issues In The Last 5 Years: None  
Accessibility: Two Storey Dwelling. No Accessibility Modifications  
Cladding: None  
Planning Issues: None Which Our Clients Are Aware Of  
Coastal Erosion: None  
Coal Mining In The Local Area: None

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

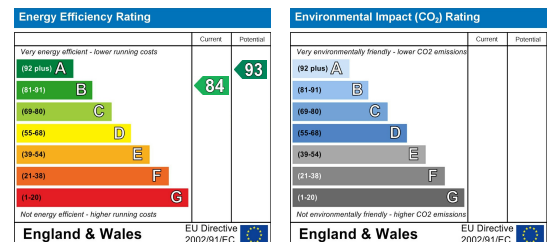
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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