



21 Silvermede Road

Wynyard, Billingham, TS22 5FR

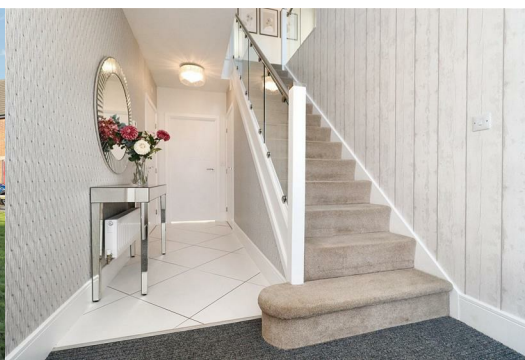
Offers over £450,000



Nestled In The Desirable Area Of Wynyard This Charming Detached House On Silvermede Road Presents An Exceptional Opportunity For Family Living. Built By The Esteemed Housebuilder Avant Homes, This Property Boasts The Remainder Of A 10-Year NHBC Warranty, Ensuring Peace Of Mind For Prospective Buyers.

The Home Features Two Inviting Reception Rooms, Perfect For Both Relaxation And Entertaining. The Heart Of The Home Is Undoubtedly The Stylish Open-Plan Kitchen, Diner, And Family Room, Which Is Enhanced By Bi-Folding Doors That Seamlessly Connect The Indoor Space To The Rear Garden, Creating A Delightful Flow For Gatherings And Family Activities. The Separate Utility Room, Complete With An Integral Door Leading To The Garage, Adds Practicality To Daily Life.

With Five Well-Appointed Bedrooms, This Property Caters To Families Of All Sizes. The Master Bedroom Is A True Retreat, Featuring Its Own En-Suite Shower Room For Added Convenience And Privacy.



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 Just Off Bloomfield Drive.

Entrance Hallway

Entrance Leads To Lounge, Open Plan Kitchen/Diner/Family Room, Garage, Ground Floor W/C, & Staircase To The First Floor.

Lounge

12'4" x 16'1" (3.76m x 4.91m)
uPVC Double Glazed Window, Radiator.

Open Plan Kitchen/Diner/Family Room

21'5" x 12'5" + 12'6" x 12'5" (6.54m x 3.80m + 3.83m x 3.80m)
Fitted With A Range Of Base, Wall And Draw Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Eye Level Double Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Wine Fridge, Spotlights, Breakfast Bar, Space For Family Dining Table & Chairs, uPVC Double Glazed Window, Bi-Folding Doors To Rear, Radiators.

Utility Room

5'11" x 7'0" (1.82m x 2.14m)
Fitted With A Range Of Base, Wall And Draw Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Integrated Appliances, uPVC Double Glazed Window, Composite Door To Side Access, Radiator.

Ground Floor W/C

5'4" x 5'0" (1.65m x 1.53m)
Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Extractor Fan, Radiator.

First Floor Landing

Balustrade Featuring Glass Panels, Access To Bedrooms & Bathroom.

Bedroom One

15'0" x 14'1" (4.58m x 4.31m)
Fitted Wardrobes, uPVC Double Glazed Window x2, Radiator.

En-Suite

11'2" x 5'1" (3.41m x 1.56m)
Fitted With A White Suite Comprising; Hand Wash Basin x2, W/C, Walk In Shower, uPVC Double Glazed Window, Radiator.

Bedroom Two

16'6" x 9'4" (5.03m x 2.87m)
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

En-Suite

9'1" x 4'6" (2.77m x 1.39m)
Fitted With A White Suite Comprising; W/C, Hand Wash Basin, Walk In Shower, uPVC Double Glazed Window, Radiator.

Bedroom Three

15'1" x 10'5" (4.62m x 3.18m)
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Four

12'10" x 10'2" (3.92m x 3.12m)
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Five

7'4" x 10'2" (2.24m x 3.12m)
uPVC Double Glazed Window, Radiator.

Family Bathroom

9'1" x 7'2" (2.78m x 2.19m)
Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Bath With Overhead Shower, Storage Cupboard, uPVC Double Glazed Window, Radiator.

Loft Space

Partially Boarded, Pull Down Ladder.

Double Integral Garage

Up & Over Door, Power Supply.

Energy Efficiency Rating - B

The Full Energy Certificate Is Available On Request.

Property Information

Tenure: Freehold
Local Authority: Stockton Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: G
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

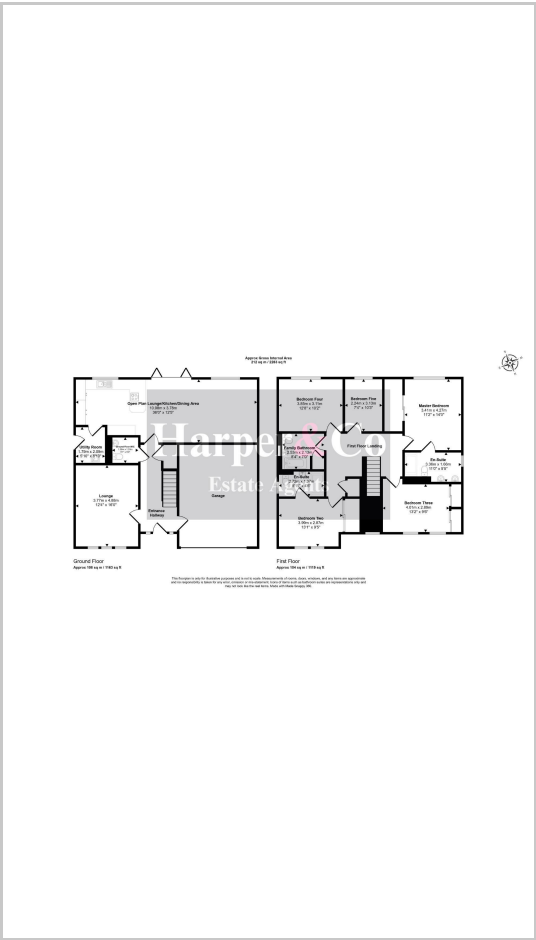
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Area Map



Floor Plans



Energy Efficiency Graph

