



## 36 Rose Garden Lane

Wynyard, Billingham, TS22 5WB

**£365,000**



**\*\* NO ONWARD CHAIN \*\***

Located in one of the most desirable residential areas in the North East, Igomove are honoured to present this fantastic four bedroom detached property in Wynyard. Known for its captivating features and lush green landscapes, Wynyard offers you the perfect environment for a multitude of buyers. This beautiful home is perfect for modern family living with a versatile layout spread comprising of 4 bedrooms, two bathrooms, downstairs WC, a lounge, open plan kitchen/dining area and a highly attractive South-East facing rear garden.





A spacious driveway, of up to 3 cars, approaches this glamorous home. To the front, one finds a garage and an EV charging point. Set out over two storeys, the downstairs is spacious and conventional in its layout. As one walks in, you are met with a bright and lengthy hallway featuring the downstairs w/c to immediate left. An innovative sun tunnel floods natural light into the hall, stairs and landing making it a beautiful bright and airy environment. To the front of the property is a generously sized lounge, the perfect place to restore and relax. Following down the hallway is the pristine open plan kitchen/dining area complimented with overhead skylights, bathing the space with natural light. The impressive kitchen benefits from a built in fridge freezer, dishwasher, convenient double oven & Miele Coffee Machine as well as ample space for further cooking appliances.. The dining and living area is nothing short from a true gem as it features Bi fold doors which lead out to the spectacular rear garden, partially covered by a stylish pergola, which you can open and close depending on the day. The patio space and nearby BBQ area is excellently decorated, allowing one to host the most extravagant gatherings under the sun.

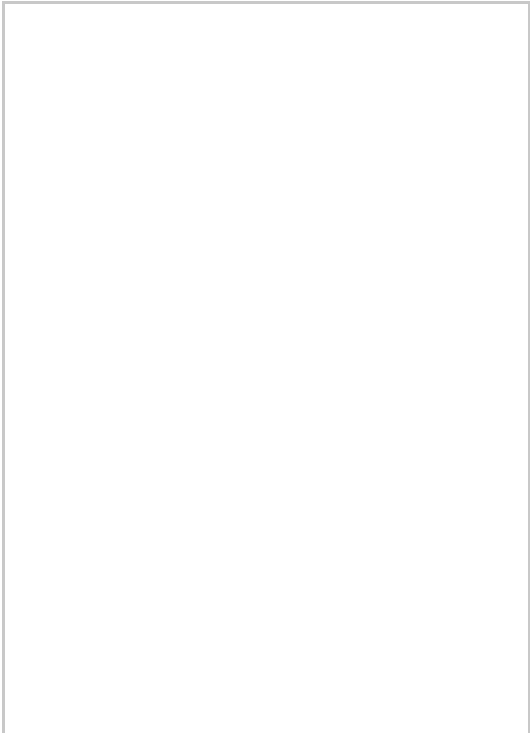
Ascending to the first floor, you currently find three well appointed and beautifully proportioned bedrooms. The master of which, to front aspect, has been meticulously refurbished combining the fourth bedroom into its own walk-in wardrobe. The fourth bedroom that is used as a walk-in wardrobe may be easily reverted to a separate bedroom if required. The master also benefits from an en-suite comprising of a walk-in shower, wash hand basin and WC. Both bedroom two and three are of a highly spacious nature with ample space for free standing wardrobes. The bathroom is beautifully styled comprises of a free standing bath, walk-in shower, wash basin and WC.

Make this magnificent home your own and book your viewing today. Igomove are open 7 days a week.

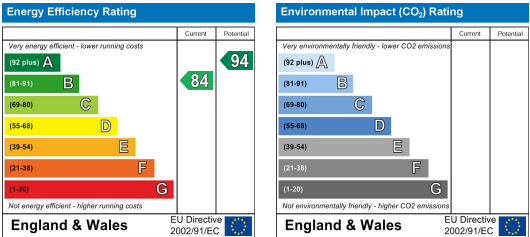
Area Map



Floor Plan



Energy Efficiency Graph



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