



26 Duke Of Wellington Gardens

Wynyard, Billingham, TS22 5FY

£900,000



Igomove are honoured to present this exceptionally well-presented, detached, luxury home standing in a fabulous position within the highly sought after, prestigious area of Duke of Wellington Gardens in Wynyard.

Location:
This Self-Build property occupies a generous plot within a private gated community with full concierge service & CCTV. The location of Wynyard itself needs little to no introduction due to its honourable reputation, possessing one of the North East's most exclusive addresses as well as its range of amenities at its doorstep such as the Village Store, Salon, Gastro Pub, Glasshouse Café & Restaurant, Dentist, Pharmacy and of course the reputable Wynyard Hall featuring fine dining and a luxurious spa as well as Wynyard Golf Course set within the beautiful countryside, providing for prestigious country living. In addition to enjoying fast connections to both A19 & A1, it also benefits from a highly regarded school only a short few minutes away.



About This Property:
Beyond the hardwood, sliding electric gate, a large paved driveway, framed by pristine box hedging, leads to this magnificent home. The private gated entrance ensures both exclusivity and security, featuring ample private parking in front of the quadruple garage.

Stepping inside through the large composite door, an impressive entrance hall welcomes you, where natural light floods the space through its sidelights. The layout offers a seamless blend of formal reception rooms and open-plan living areas, each thoughtfully positioned to frame views of either the rear manicure garden or the attractive front. A conveniently placed downstairs WC also lies within the hall.

At the heart of the home, the bespoke kitchen boasts luxurious quartz stonework and a striking large island. High-end Miele appliances include a conventional oven, steam oven, warming drawer & microwave, induction hob and breakfast bar with overhead extractor hood. Additional features include a full-height fridge, separate freezer and wine wine cooler located within the island. The kitchen opens seamlessly into the dining room, making it perfect for both intimate dining as well as entertaining guests. Adjacent to the kitchen is a large utility room, leading to the quadruple garage. The utility room is thoughtfully designed featuring built in cabinetry, steel sink as well as space & plumbing for washing machine & dryer. Direct access to the outside completes this area.

The formal living room, accessed via an elegant pocket door, exudes sophistication with high ceiling and skylights. Moving on through another pocket door, you are greeted into an additional reception room featuring French doors to the rear creating a perfect indoor-outdoor connection. Completing the downstairs accommodation is a bedroom located to front aspect which features an en-suite shower room and can be accessed from both the hallway and the second reception room.

First floor landing with a charming feature window seat leads to four bedroom. The principal suite is a true sanctuary, located to front aspect it features a walk in dressing room and an opulently designed en-suite shower room with premium fittings such as versatile tiling, large walk in shower, vanity unit hand hash basin and WC. The second bedroom is located within the East Wing of the property and features a gorgeously styled dressing room with overhead skylight and en-suite located to the other side of the bedroom, comprising of a double walk in shower, hand wash basin & WC. Additional two spacious bedrooms are thoughtfully designed, each styled with elegance. The family bathroom is nothing short from a gem, comprising of a large walk in shower, free standing bath, vanity unit hand wash basin & WC.

The second floor hosts two large versatile loft rooms which could be used as bedrooms or a cinema room/gym, subject to the buyers desires.

The South Facing rear garden is a true highlight, boasting an extensive and beautifully manicured lawn, a charming patio that spans the width of the house which is accessible from multiple reception rooms - creating a perfect setting for entertaining from all angles. Make this home your own and book your viewing today. Igomove are open 7 days a week.

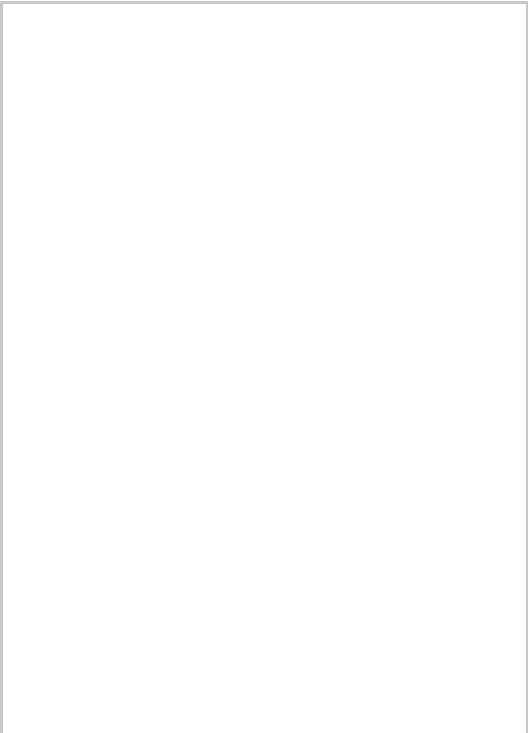
- Additional Features:
- Second Lounge Equipped With Electric Velux & Fantasia Ceiling Fan
 - Loft Rooms Benefit From Eaves Storage
 - Master Bedroom Equipped With Fantasia Ceiling Fan & Sensor Lights In En-Suite
 - Family Bathroom Also Features Sensor Lights
 - Water Softener & Boiler Located In Garage
 - Solar Panels Featuring Tesla Battery & Power Cut Inset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plan



Energy Efficiency Graph

