



## 27 Duke Of Wellington Gardens

Wynyard, Billingham, TS22 5FY

**Offers In Excess Of £750,000**



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

### Location:

This Self-Build property occupies a generous corner 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, Wynyard Retail Park (open later this year) 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, with easy access to both Teesside & Newcastle International Airports. It also benefits from a highly regarded school only a short few minutes away. A new 4,500 sq ft Co-op convenience store as well as 8 other units will also open at Roseberry Place on the Wynyard Park estate, located on Hanzard Drive.



### About The Property:

Upon entering this pristine self build home, it is immediately obvious that light, space, function and comfort have been given due consideration in every aspect of its design with no expense spared. Its large entrance hall is the primary access to the multiple elements of this superb residence. To the right is a bright and spacious lounge featuring a gas fire with log effect for the ultimate relaxation experience. Directly adjacent lies a further highly versatile reception room, currently utilised for dining. Located within the hallway, under the grand oak staircase lies a conveniently placed cloakroom perfect for everyone's comfort and convenience. Following to the rear of the property, you will find what's considered the hub the home, the substantial kitchen open to multiple reception areas. This impressive space has been designed proportionate to the vast accommodation, allowing ample space to seat and cater for a large family and guests simultaneously. The sophisticated culinary studio fitted with a large, separate breakfast island comes equipped with many notable fittings including an integrated double oven (one with microwave oven integrated), integrated full length fridge, full length freezer, warming drawer, garbage disposal, mirrored splash back, wine cooler as well as water softer. Finishing off this space perfectly are two sets of Bi-Fold Doors and one Double French door allowing for an easy flow in and out of the South facing rear garden, ideal for hosting. Just off the kitchen lies a spacious utility room with direct access into the large integral double garage.

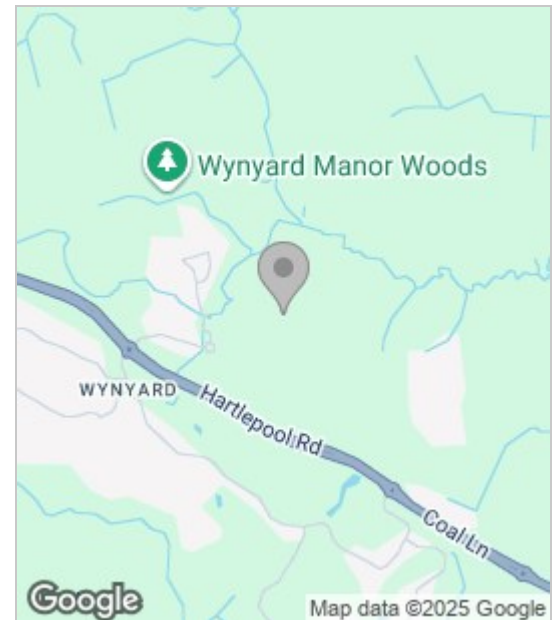
The custom built, oak staircase leads to the carpeted first floor accommodation. One wing comprises the very large master bedroom with walk-in dressing room and an en-suite that incorporates a fantastic powered double shower, towel radiator and top of the range chrome fittings. An additional large bedroom lies nearby with separate access to yet another luxurious shower room/WC. To the opposite side of the property is a double bedroom of substantial proportions overlooking the garden with separate access to a beautifully styled Jack & Jill en-suite/shower room which is also accessed by another spacious double bedroom located to the front of the property. Across the hall is the fifth double bedroom with yet another en-suite/shower room. Tastefully decorated and presented in excellent condition throughout, completing the upstairs accommodation is the bright family bathroom featuring a free standing deep soak bath, double walk in shower, floating hand wash basin and WC.

Externally, the current owners have made the most of the Southerly facing aspect by creating a delightful landscaped garden planted with over 70 Italian cypress trees to create a private and secure setting including a solid wood summer house . A large al fresco dining patio area hugs the rear of the residence creating the ultimate gathering and hosting space. An extensive block paved drive of up to five cars leading to the integral double garage with remote-controlled doors finishes off this fantastic home. Make it your own and book your viewing today. Igomove are open 7 days a week.

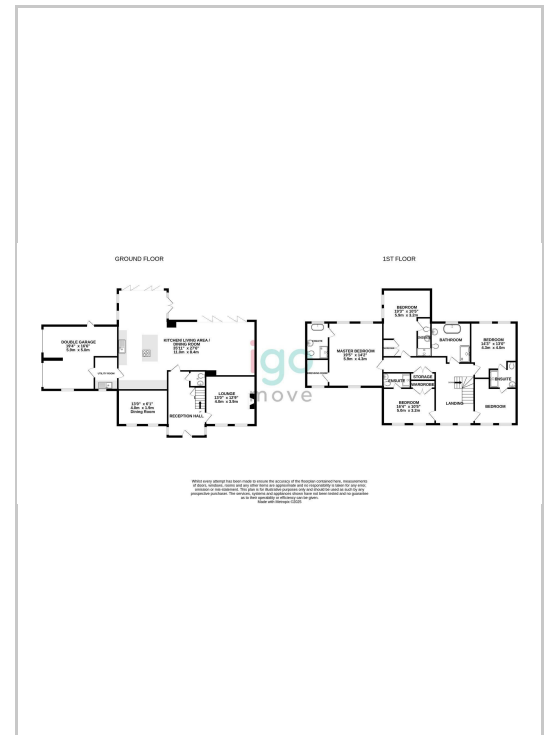
### Agents Notes:

- Ground Floor Under Floor Heating Split Into Four Zones
- Smart Lighting Controlled Via Phone Fitted Throughout The Full Home ( Can Also Be Controlled Manually )
- Three Out Of Five Bedrooms Feature Fitted Wardrobes
- En-Suite Servicing Each Bedroom
- Attic Has Potential To Feature Another Bedroom - Future Proofed Incase Buyer Requires Additional Space

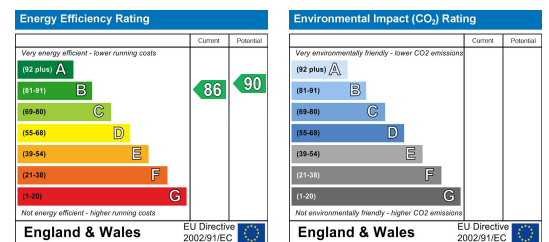
### Area Map



### Floor Plan



### Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.