



Wellington Drive, Wynyard, Billingham, TS22 5QJ

welcome to

Wellington Drive, Wynyard Billingham

A truly delightful five Bedroom Detached family home, occupying a superb plot, with immaculately landscaped, mature Gardens to front and rear, backing onto Wynyard Golf Course. This executive home offers meticulously presented, neutral decor and superbly spacious accommodation throughout!

Entrance Porch

Entered via double glazed door to front, double glazed window to front and built in understairs storage cupboard.

Entrance Hall

Stairs to first floor, wooden flooring, doors leading to WC, Study and steps to the Lounge.

Cloakroom

Tiled walls & flooring, low level low flush WC, wash hand basin with mixer tap on a vanity unit, spotlights, extractor fan, radiator and double glazed window to front.

Home Office

15' 5" x 9' 7" (Maximum,) (4.70m x 2.92m (Maximum,))
Wooden flooring, coved cornicing and French doors into Conservatory.

Lounge

23' 1" x 13' 6" (Not inc Inglenook) (7.04m x 4.11m (Not inc Inglenook))
Double glazed window to front, TV point, attractive cornicing, Inglenook fireplace with gas stove, French doors to rear lading to Conservatory and two radiators.

Second Lounge

21' 11" (Maximum not in bay window) x 11' 5" (Including alcove) (6.68m (Maximum not in bay window) x 3.48m (Including alcove))
Double glazed bay window to front, feature fireplace, coved cornicing, TV point, radiator and door leading to:

Kitchen

16' 8" x 21' 2" (5.08m x 6.45m)
A good range of solid wood wall and base units with

complimentary work surfaces, AGA, central sink, dining table, Belfast style sink, integrated dish washer, built in microwave, space for American style fridge/freezer, tiled flooring, spotlights, coved cornicing, two double glazed windows to rear and door to Utility Room.

Utility Room

17' 7" (To front of unit) x 5' 9" (Maximum) (5.36m (To front of unit) x 1.75m (Maximum))
Double glazed stable door to rear, two double glazed windows to side, wall mounted boiler, stainless steel sink/drainers with mixer tap, matching units, plumbing for washing machine, spotlights, tiled flooring, loft access, radiator and personnel door into Garage.

Conservatory

23' 3" (Maximum) x 14' 7" (Maximum) (7.09m (Maximum) x 4.45m (Maximum))
Inglenook and log burner, wooden flooring and spotlights.

Landing

Double glazed window to front, radiator and three steps to master suite Landing.

Master Landing

Double glazed window to front and two door built in storage cupboard housing water tank.

Bedroom 1

21' 1" (Maximum) x 12' 3" (Maximum) (6.43m (Maximum) x 3.73m (Maximum))
Double glazed window to rear, fitted wardrobes, radiator and door leading to:

Dressing Room

Double glazed window to front, wall of fitted



wardrobes, spotlights, radiator and door leading to:

En Suite

Tiled walls & flooring, spotlights, extractor fan, bath with mixer tap, double sinks with mixer tap on a vanity unit, walk in shower, low level low flush WC and double glazed window to side.

Bedroom 2

17' 1" x 11' 10" (5.21m x 3.61m)

Double glazed bow window to rear, coved cornicing and radiator.

En Suite

Double glazed window to rear, tiled walls & flooring, walk in shower, wash hand basin with mixer tap on a vanity unit, low level low flush WC, spotlights, extractor fan and chrome heated towel rail.

Bedroom 3

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed window to front and radiator,

Bedroom 4

10' 10" x 8' 9" (3.30m x 2.67m)

Double glazed feature 'V' bow window to front and radiator.

Bedroom 5

13' 4" (reducing to 9'2) x 16' 7" (4.06m (reducing to 9'2) x 5.05m)

Double glazed window to rear and radiator.

Bathroom

Double glazed window to front, tiled walls & flooring, spotlights, extractor fan, chrome heated towel rail, bath with central tap, wash hand basin with mixer tap on a vanity unit and low level low flush WC.

Externally Front Garden

Gated entrance to block paved driveway leading to

a double Garage. Walled, shaped flowerbeds, an abundance of planting/flowers/shrubbery, shaped lawned and gated access into:

Rear Garden

A variety of paved and patio areas, shaped rockery, an abundance of planting and a good level of privacy to the rear.

Double Garage

1 manual door, 1 remote control up and over door, window to side, power and light.



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welcome to

Wellington Drive, Wynyard Billingham

- REDUCED FROM £875,000
- EXECUTIVE FIVE BEDROOMED HOME BACKING ONTO THE GOLF COURSE
- METICULOUSLY PRESENTED AND SPACIOUS
- TWO EN SUITE BEDROOMS
- STUNNING CONSERVATORY WITH INGLENOK

Tenure: Freehold EPC Rating: D

£800,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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