



**Woodside, Wynyard, Billingham, TS22 5SJ**

**welcome to**

## **Woodside, Wynyard Billingham**

Exquisite, Georgian style, unique, delightful, private, wonderland. These are just a few of the words I would use to describe this four bedroom, three storey, detached family home, located in the heart of Wynyard Village, boasting a two storey conservatory and benefiting from a converted garage.

### **Entrance Porch**

Double glazed door to front, two door storage cupboard and internal door leading to:

### **Entrance Hall**

Stairs to first floor, understair storage cupboard, radiator and doors leading to lounge, guest WC and kitchen.

### **Cloakroom**

Double glazed window to rear, pedestal wash hand basin, low level low flush WC, part tiled, laminate floor and radiator.

### **Lounge**

14' 6" x 11' 3" ( 4.42m x 3.43m )

Two double glazed windows, one to front and one to side, TV point, coving, laminate floor and radiator.

### **Kitchen**

14' 2" x 12' 9" ( 4.32m x 3.89m )

A range of cream wall and base units with rolled edge work surfaces, part tiled walls, 1 1/2 sink/drainers with mixer tap, built in electric oven and hob, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, laminate floor, radiator, French doors into conservatory, double glazed window to rear and radiator.

### **Conservatory**

10' 4" x 11' 3" (Maximum) ( 3.15m x 3.43m (Maximum) )

Spiral stair case to second floor, double glazed door to garden, laminate floor and electric radiator.

### **First Floor Landing**

Double glazed window to rear and stairs to second floor.

### **Main Lounge**

21' (Maximum into alcove) x 11' 3" ( 6.40m (Maximum into alcove) x 3.43m )

Two double glazed heritage sash windows to front, double glazed window to side, attractive fire surround with gas fire, TV point and radiator.

### **Bedroom 1**

14' 2" (Maximum including entrance) x 12' 10" ( 4.32m (Maximum including entrance) x 3.91m )

Double glazed window to side, door into second floor of conservatory.

### **Conservatory First Floor**

Laminate floor and ceiling fan.

### **En Suite**

Enclosed shower cubicle, low level low flush WC, pedestal wash hand basin, part tiled walls, laminate floor, extractor fan and chrome heated towel rail.

### **Second Floor Landing**

Double glazed window to rear, built in storage cupboard housing hot water tank

### **Bedroom 2**

11' 7" (Maximum including entrance) x 13' 7" ( 3.53m (Maximum including entrance) x 4.14m )

Double glazed window to front, laminate floor and radiator.

### **Bedroom 3**

11' 6" x 7' 10" ( 3.51m x 2.39m )

Double glazed window to front, radiator and loft access with pull down ladder and boarded for storage.





#### **Bedroom 4**

14' 6" x 9' 2" ( 4.42m x 2.79m )

Double glazed window to rear, laminate floor and radiator.

#### **Bathroom**

Double glazed window to rear, bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level low flush WC and part tiled walls.

#### **Externally**

#### **Gardens**

Wrap around garden with numerous wonderful features, an abundance of planting, wildlife pond, various seating areas, lawned area, patio area and gated access to driveway to rear which is block paved for 4/5 cars.

#### **Garden Room**

8' 5" (Maximum) x 17' 10" ( 2.57m (Maximum) x 5.44m )

Multi use room, engineered wood floor, spotlights, radiator, double glazed windows to front, rear and side and double glazed French doors to garden.

#### **Garage**

Single size, lagged and insulated, roof space with pull down ladder, power and lighting



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welcome to

## Woodside, Wynyard Billingham

- THREE STOREY DETACHED FAMILY HOME
- A PEACEFUL PRIVATE WONDERLAND
- HEART OF WYNYARD VILLAGE
- TWO STOREY CONSERVATORY
- WRAP AROUND GARDEN, GARAGE AND MULTI-USE ROOM

Tenure: Freehold EPC Rating: D

offers over

**£475,000**



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