



**Wellington Drive, Wynyard, Billingham, TS22 5QJ**

**welcome to**

## **Wellington Drive, Wynyard Billingham**

Offering ample parking to the front for a number of vehicles, well cared for gardens, with really well established plantings, giving a great degree of privacy, a bistro terrace area, and summer house, which feature in the rear garden.

### **Agents Note**

The property is sold on a Freehold Title however an annual service charge applies. We ask that interested parties satisfy themselves in this regards before proceeding.

### **Entrance Porch**

Entered via double glazed door to front elevation, window to side elevation, tiled flooring and open plan into hallway.

### **Hallway**

Tiled flooring and open staircase, open to the lounge and doors to family room, kitchen and downstairs cloakroom/WC.

### **Downstairs Cloakroom/ Wc**

Low level WC, wash hand basin, extractor fan, tiled flooring, and radiator.

### **Lounge**

21' 5" x 14' 6" not including fireplace ( 6.53m x 4.42m not including fireplace )  
Double glazed window to front and rear elevation, inglenook fireplace with gas fire, radiator, cornice and bookshelf feature wall.

### **Family Room**

18' 8" x 17' 6" ( 5.69m x 5.33m )  
Double glazed window to side elevation, TV point, cornice, radiator and double glazed French doors to rear elevation, leading to the garden.

### **Kitchen/ Diner**

28' 7" x 12' 2" ( 8.71m x 3.71m )  
Fitted with a range of cream wall and base units, and central island, with contrasting working surfaces, inset sink with mixer taps, integrated dishwasher, spotlighting to ceiling, tiled flooring, two double glazed windows to rear elevation, double glazed french doors to rear elevation and radiator.

### **Utility Room**

17' 4" maximum x 7' 6" ( 5.28m maximum x 2.29m )  
Base units, with plumbing for washing machine, sink and drainer unit with mixer taps, fuse box, extractor fan, tiled flooring and part tiled walls. Double glazed window and door to the side

### **Landing**

Two double glazed windows to front elevation, radiator and loft access. Built in storage cupboard with shelving and hot water system

### **Bedroom One**

16' 8" to front of robes x 13' 1" ( 5.08m to front of robes x 3.99m )  
Double glazed window to front and side elevation, fitted wardrobes across one wall and radiator.

### **En-Suite**

Suite comprising free standing bath with free standing taps and shower attachment, wash hand basin, low level WC, tiled flooring, part tiled walls, and radiator.

### **Bedroom Two**

15' 8" x 12' 6" maximum ( 4.78m x 3.81m maximum )  
Two double glazed windows to rear elevation and radiator.





### **En-Suite**

Suite comprising double walk in shower cubicle, low level WC, wash hand basin with mixer taps, radiator, shaver point, part tiled walls, tiled flooring, spotlights to ceiling, extractor fan and double glazed window to rear elevation.

### **Bedroom Three**

14' 4" maximum x 10' 3" maximum ( 4.37m maximum x 3.12m maximum )  
Double glazed window to front elevation, radiator and laminate flooring.

### **Bedroom Four**

12' 7" maximum x 10' 9" ( 3.84m maximum x 3.28m )  
Double glazed window to rear elevation, laminate flooring and radiator.

### **Bedroom Five**

12' 5" x 8' 5" ( 3.78m x 2.57m )  
Double glazed window to rear elevation and radiator.

### **Bathroom**

Suite comprising a free standing bath with mixer taps, low level WC, shower cubicle, wash hand basin with mixer taps, tiled flooring, part tiled walls, chrome heated towel rail, spotlights and extractor fan. Two double glazed windows to rear elevation,



### **Externally**

#### **Front Garden**

Well established borders. Ample parking for a number of vehicles.

#### **Rear Garden**

Gorgeous walled terraced seating area with gated access to the really well established garden which is laid to lawn, with an abundance of planting, decking area and a superb level of privacy.

#### **Summerhouse**

Multi use summerhouse with power and lighting.

#### **Converted Garage**

This is currently being used as an art studio, however provides a multitude of uses. Personnel door and window to side elevation. Wall mounted combi boiler.



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## Wellington Drive, Wynyard Billingham

- FIVE BEDROOM DETACHED FAMILY HOME
- SPACIOUS FAMILY ROOM
- CONTEMPORARY KITCHEN/DINER WITH UTILITY ROOM
- TWO EN-SUITES
- WELL-ESTABLISHED FRONT & REAR GARDENS!

Tenure: Freehold EPC Rating: C

**£650,000**



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Property Ref:  
BIL108526 - 0006

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