



**Sheepdene, Wynyard Billingham TS22 5RZ**

**welcome to**

## **Sheepdene, Wynyard Billingham**

Located just off Wynyard Woods, occupying a superb position, at the head of the cul de sac, with delightful wrap around gardens, which are meticulously kept, is this impressive four/five bedroom detached family home. backing onto the nature reserve, on a generously sized plot.

##Invalid Field Name##

### **Entrance Porch**

Double glazed door to front, wooden flooring and French doors onto:

### **Entrance Hall**

Centralised staircase, built in understair storage cupboard, wooden flooring, doors leading to lounge, study, WC, family room and kitchen.

### **Cloakroom**

Double glazed window to side, low level low flush WC, wash hand basin with mixer tap on a vanity unit, radiator, extractor fan, tiled walls and tiled floor.

### **Study**

11' 4" x 8' 3" ( 3.45m x 2.51m )

Double glazed window to front, laminate floor and radiator.

### **Lounge**

22' 3" (Not inc Inglenook) x 12' 8" ( 6.78m (Not inc Inglenook) x 3.86m )

Two double glazed windows to front and rear, Inglenook fireplace with log burner, wooden flooring, coved cornicing and two radiators.

### **Family Room**

15' 1" x 12' 8" ( 4.60m x 3.86m )

Double glazed window to front, coved cornicing, laminate flooring and two radiators.

### **Dining Room**

12' x 10' 9" (Not including recess) ( 3.66m x 3.28m (Not including recess) )

Double glazed French doors onto rear garden, wooden flooring and radiator.

### **Kitchen**

16' 4" x 15' 7" (Max including entrance) ( 4.98m x 4.75m (Max including entrance) )

Black gloss wall and base units with silestone working surfaces and matching upstands, 1 1/2 sink/drainers with mixer tap, electric oven, gas hob, integrated dish washer, integrated fridge/freezer, spotlights, space for dining table, radiator, 3 double glazed windows to side and doors leading to dining room and utility room.

### **Utility Room**

12' x 5' 2" ( 3.66m x 1.57m )

Double glazed window to side, double glazed door to side, wall mounted Worcester boiler, base units and rolled edge work surfaces, plumbing for washing machine, stainless steel sink/drainers, part tiled walls and radiator.

### **Landing**

Dual aspect, galleried landing and spotlights.

### **Inner Hallway**

Loft access, built in storage cupboard and built in storage cupboard housing the hot water tank.

### **Bedroom 1**

16' 5" x 13' 4" ( 5.00m x 4.06m )

Double glazed window to rear and radiator. Archway to:

### **Dressing Room**

16' 4" x 5' 9" (Including wardrobes) ( 4.98m x 1.75m (Including wardrobes) )

Two double glazed windows, 6 door fitted wardrobes, radiator, door leading to:

### **En Suite**

Double glazed window, chrome heated towel rail, shower cubicle, low level low flush WC, panel bath





with mixer tap and hand held shower attachment, wash hand basin with mixer tap on a vanity unit, tiled walls and tiled floor.

### **Bedroom 2**

12' 10" x 10' 9" ( 3.91m x 3.28m )

Double glazed window to front and radiator.

### **En Suite**

Enclosed double shower, low level low flush WC, wash hand basin with mixer tap on a vanity unit, heated towel rail and extractor fan.

### **Bedroom 3**

12' 9" x 12' 7" Including wardrobes) ( 3.89m x 3.84m  
Including wardrobes )

Double glazed window to rear, fitted wardrobes and radiator.

### **Bedroom 4**

12' 10" x 9' 4" ( 3.91m x 2.84m )

Double glazed window to front and radiator.

### **Bedroom 5 / Home Office**

14' 10" x 7' 5" ( 4.52m x 2.26m )

Entered via double glazed French doors, with double glazed window to front and radiator.

### **Bathroom**

Double glazed window to rear, double enclosed shower, panel bath with mixer tap, wash hand basin with mixer tap on a vanity unit, low level low flush WC, chrome heated towel rail, tiled walls and tiled floor.

### **Externally**

#### **Front Garden**

Block paved driveway to triple garage, well tended lawns and planting.

#### **Rear Garden**

Delightful rear garden, landscaped lawns, abundance of mature planting, numerous pebbled

planted areas, raised railway sleeper flower beds, vegetable beds, decked area, paved patio area, stone water fountain. Over looking nature reserve to the rear.

### **Triple Garage**

Three remote controlled electric doors, power and lighting



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## Sheepdene, Wynyard Billingham

- DELIGHTFUL WRAP AROUND GARDENS
- SUPERB LEVEL OF PRIVACY
- TRIPLE GARAGE
- INGLENOOK FIRE
- TWO EN SUITE & FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

**£800,000**



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