



**Sheepdene, Wynyard, Billingham, TS22 5RZ**

**welcome to**

## **Sheepdene, Wynyard Billingham**

Standing proud is this delightful four bedroom detached family home in a lovely cul de sac setting. The executive Wynyard Village is much sought after by a whole range of buyers, giving exclusivity, easy access to a range of local amenities and access to A19/A689 for commuters.

### **Entrance Hall**

Entered via hardwood door to front, double glazed window either side, tiled floor, oak staircase to first floor, built in understair storage cupboard, spotlights, radiator, French doors into lounge and dining room and door to WC.

### **Cloakroom**

Low level low flush WC, wash hand basin with mixer tap on a vanity unit, modern part tiled walls, tiled floor, radiator, spot lights and extractor fan.

### **Lounge**

26' 7" x 13' 5" ( 8.10m x 4.09m )

Double glazed window to front, two double glazed windows to side, double glazed French doors to rear, oak flooring, attractive fireplace with electric fire, TV point, two radiators and flooded with natural light.

### **Dining Room**

13' 9" x 10' 3" ( 4.19m x 3.12m )

Double glazed window to front, tiled floor and radiator.

### **Family Room**

16' 6" (Maximum) x 13' 2" (Maximum) ( 5.03m (Maximum) x 4.01m (Maximum) )

Amtico floor, spotlights, two radiators and double glazed French doors onto rear garden.

### **Extended Kitchen / Diner**

19' 9" (Maximum) x 13' 4" (Maximum) ( 6.02m (Maximum) x 4.06m (Maximum) )

Three double glazed windows to rear, double glazed skylight, base units with complimentary working surfaces and matching upstands, inset 1 1/2 sink/drain with mixer tap, integrated larder fridge/freezer, range style cooker with extractor

over, integrated dishwasher, built in pantry, part underfloor heating, spotlights to ceiling and opening leading to family area.

### **Utility Room**

9' x 7' 4" (Not including recess) ( 2.74m x 2.24m (Not including recess) )

Wall and base units with complimentary working surfaces and matching upstands, inset sink with mixer tap, double glazed door to side, plumbing for washing machine, space for tumble dryer, wall mounted combi boiler housed in wall cupboard, built in storage cupboard housing hot water (with back up immersion switch)

### **Landing**

Spotlights and radiator.

### **Bedroom 1**

13' 7" x 10' 6" ( 4.14m x 3.20m )

Entered via solid wooden French doors, double glazed window to rear, TV point and radiator.

### **Dressing Area**

9' 6" (Maximum not inc wardrobes) x 9' 2" ( 2.90m (Maximum not inc wardrobes) x 2.79m )

A range of cream fitted wardrobes and double glazed window to front.

### **En Suite**

Double walk in shower with seat, wash hand basin with mixer tap on a vanity unit, low level low flush WC, black heated towel rail, tiled walls, spotlights, extractor fan, Karndean floor, panelled ceiling and double glazed window to side.





### **Bedroom 2**

13' 9" x 11' 6" ( 4.19m x 3.51m )

Double glazed window to rear, built in two door wardrobe, TV point, loft access and radiator.

### **En Suite**

Double glazed window to rear, radiator, chrome heated towel rail, tiled walls on 2.5 walls, tiled floor ,double walk in shower, low level low flush WC, pedestal wash hand basin with mixer tap, storage unit with shaver point

### **Bedroom 3**

12' 8" x 10' 9" ( 3.86m x 3.28m )

TV point, double glazed arched window to front, feature arch and radiator.

### **Bedroom 4**

13' 7" (Maximum) x 10' 4" (Maximum) ( 4.14m (Maximum) x 3.15m (Maximum) )

Built in two door wardrobe, TV point, double glazed window to front and radiator.

### **Family Bathroom**

Double glazed window to rear, tiled walls, tiled floor, two heated towel rails, spotlights, extractor fan, bath with central taps and hand held shower attachment, double shower cubicle, wash hand basin with mixer tap on a vanity unit, low level low flush WC concealed in a wall unit with storage.



### **Externally**

#### **Front Garden**

Block paved driveway for a number of vehicles, outdoor tap, shaped lawn area with mature planting.

#### **Rear Garden**

Two power points, outdoor tap, lovely sized garden, paved patio area, lawned area with pebbled borders and mature planting providing a good level of privacy and gated access to the front.

#### **Double Garage**

Two newly installed electric roller doors, electric charger point, power and light.



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## Sheepdene, Wynyard Billingham

- EXCLUSIVE WYNYARD VILLAGE
- CUL DE SAC SETTING
- SPACIOUS PRIVATE PLOT
- TWO EN SUITE
- DOUBLE GARAGE AND ELECTRIC CAR CHARGING POINT

Tenure: Freehold EPC Rating: A

**£725,000**



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