



Rose Vale, Wynyard, Billingham, TS22 5FJ

welcome to

Rose Vale, Wynyard Billingham

A stylish four bedroom detached family home located in Wynyard Village, offering modern fixtures, fittings and decor throughout. Outside there is an open plan lawn to the front and side, and a block paved driveway for two cars, leading to single integrated garage.

Entrance Hall

Double glazed door to front, laminate, stairs to first floor, under stairs storage cupboard, radiator, doors to lounge, kitchen and WC

Cloakroom

Low Level WC, pedestal wash hand basin with mixer tap, radiator, tiled floor, part tiled walls.

Lounge

16' 9" x 11' (5.11m x 3.35m)

Double glazed bay window to front, radiator.

Kitchen/Dining Room

21' 5" x 11' 1" max (6.53m x 3.38m max)

A good range of gloss wall and base units with rolled edge working surfaces and matching upstands, 1 1/2 sink/drainers with mixer tap, double electric oven and microwave, 5 ring gas hob with stainless steel extractor over, integral fridge/freezer and dishwasher, radiator, double glazed window to rear, double glazed french door to rear, door to utility.

Utility Room

11' 1" max x 5' 4" (3.38m max x 1.63m)

Matching wall and base units, rolled edge working surfaces, stainless steel sink/drainers with mixer tap, plumbing for washing machine, double glazed door to rear, personnel door to garage, radiator.

Landing

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





Bedroom 1

13' 2" not including wardrobes x 11' 11" (4.01m not including wardrobes x 3.63m)
Double glazed bay window to front, radiator, fitted wardrobes with sliding doors.

En Suite

Double glazed window to front, low level WC, wash hand basin with mixer tap and vanity unit, shower point, spotlights, extractor fan, tiled walls and floor.

Bedroom 2

14' 8" max into alcove x 8' 2" (4.47m max into alcove x 2.49m)
Double glazed window to front, radiator.

Bedroom 3

11' 9" x 11' 1" max into alcove (3.58m x 3.38m max into alcove)
Double glazed window to rear, radiator.

Bedroom 4

12' 2" x 7' 6" (3.71m x 2.29m)
Double glazed window to rear, radiator.

Bathroom

Panel bath with mixer tap and hand held shower attachment, low level WC, pedestal wash hand basin with vanity unit and mixer tap, chrome heated towel rail, tiled walls, vinyl flooring, double glazed window to rear, shaver point, spotlights and extractor fan.



Externally

Front Garden

Open plan lawn, double width driveway.

Rear Garden

Enclosed garden, laid mainly to lawn, with patio area, outdoor lights and power, garden shed.

Garage

Wall mounted vaillant boiler, power and lighting, up and over style door.



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welcome to

Rose Vale, Wynyard Billingham

- GARAGE
- MASTER WITH EN SUITE
- SUITABLE FOR FAMILIES
- MODERN
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: B

£325,000



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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