



Brambling Grove, Wynyard, Billingham, TS22 5FX

welcome to

Brambling Grove, Wynyard Billingham

PUBLIC NOTICE: 15 Brambling Grove, TS22 5FX

We are acting in the sale of the above property and have received an offer of £475,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: B



Entrance Hall

Entered via double glazed door to front, double glazed window, to front, two built in storage cupboards, stairs to first floor, doors leading to lounge, WC, kitchen, dining room and family room.

Cloakroom

Tiled floor, 1/2 height tiled walls, wash hand basin on a vanity unit, low level low flush WC, extractor fan and radiator.

Study

12' 4" (Maximum) x 9' 8" (Maximum) (3.76m (Maximum) x 2.95m (Maximum))
Irregular shape, two double glazed windows to front and radiator.

Formal Lounge

12' 9" x 9' 5" (3.89m x 2.87m)
Two double glazed windows to front, TV point and radiator.

Garden Room

25' 4" (Maximum) x 10' 1" (Maximum) (7.72m (Maximum) x 3.07m (Maximum))
Extension, two double glazed windows to rear, double glazed window to side, double glazed bi fold doors to rear, tiled floor, electric radiator, TV point, lantern ceiling and open to:

Family Lounge

17' 7" (Maximum) x 15' 4" (Maximum) (5.36m (Maximum) x 4.67m (Maximum))
Double glazed window to side, wall mounted electric fire, tiled floor and two radiators.

Kitchen / Diner

23' 3" (Maximum) x 14' 5" (Maximum) (7.09m (Maximum) x 4.39m (Maximum))
Grey breakfasting kitchen with a good range of wall and base units and contrasting working surfaces and matching upstands, stainless steel sink/drainers with mixer tap, built in electric oven, five ring gas hob with stainless steel extractor over, integrated fridge/freezer, wine cooler, dish washer, spotlights to

ceiling, TV point, door to utility and open to dining/family area.

Utility Room

9' 4" x 5' 7" (2.84m x 1.70m)
Matching wall and base units with contrasting working surfaces and upstands, stainless sink/drainers with mixer tap, wall mounted Logic combi boiler in a wall unit, plumbing for washing machine, space for under counter fridge, extractor, radiator and double glazed door to side.

Landing

Galleried landing, loft access, two door storage cupboard and radiator.

Bedroom 1

11' 5" x 11' 3" (3.48m x 3.43m)
Two double glazed windows to rear, TV point, radiator, open to:

Dressing Area

9' 9" x 4' 7" (To front of wardrobes) (2.97m x 1.40m (To front of wardrobes))
Six door fitted wardrobes, double glazed window to rear, door to en suite and radiator.

En Suite

Double glazed window to side, extractor fan, spotlights, tiled flooring, 1/2 height tiled walls, white heated towel rail, double enclosed shower cubicle, wash hand basin with mixer tap, panel bath with central mixer tap.

Bedroom 2

13' 1" (Maximum) x 12' 1" (Maximum) (3.99m (Maximum) x 3.68m (Maximum))
Irregular shape, two double glazed windows to front and radiator.

En Suite

Double shower cubicle, low level low flush WC, pedestal wash hand basin with mixer tap, tiled floor, spotlights, extractor fan and white heated towel rail.

Bedroom 3

12' 7" x 9' 2" (3.84m x 2.79m)
Two double glazed windows to front, TV point and radiator.

Bedroom 4

13' 2" x 11' 3" (4.01m x 3.43m)
Two double glazed windows to rear and radiator.

Bedroom 5

11' 3" x 6' 9" (3.43m x 2.06m)
Double glazed windows to rear and radiator.

Bathroom

Double glazed window to side, double shower, panel bath with mixer tap, wash hand basin with mixer tap and low level low flush incorporated in a vanity unit, white heated towel rail, tiled floor, part tiled walls, spotlights and extractor fan.

Externally Front Garden

Open plan lawned garden to front and side, with double width driveway, leading to the garage, gated access to rear garden.

Rear Garden

Enjoying a good level of privacy with attractive patio area, lawned area, decked area, outdoor tap, power, light and French doors into converted garage.

Converted Garage / Home Bar

13' 3" x 10' 10" (4.04m x 3.30m)
Double glazed window to side, double glazed French doors to side, wall mounted electric fire, spotlights, TV point and tiled floor.

Single Garage

Up and over door, power and light.



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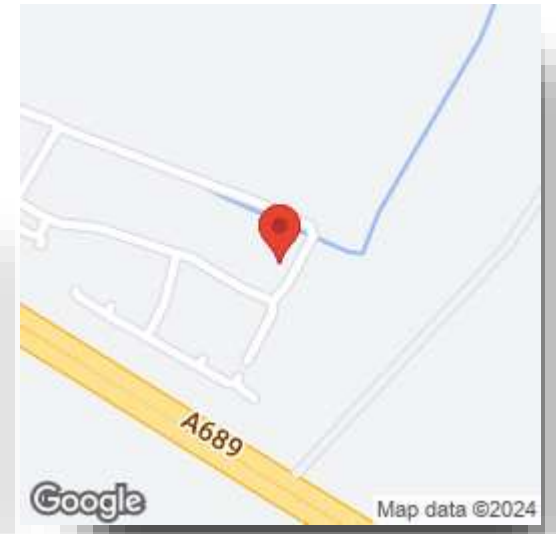
welcome to

Brambling Grove, Wynyard Billingham

- DETACHED FAMILY HOME
- CUL DE SAC SETTING
- MULTIPLE RECEPTION ROOMS
- GRAND ENTRANCE
- TWO EN SUITE AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: B

£450,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BIL108744 - 0004

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