



**Goldcrest Crescent, Wynyard Billingham TS22 5FT**

**welcome to**

## **Goldcrest Crescent, Wynyard Billingham**

Four-bedroom detached family home, open-plan kitchen/diner/snug, master bedroom benefiting from en-suite facilities, modern family bathroom, rear garden offers a high level of privacy, with a generously sized lawn and patio area adorned with borders, double glazing, gas central heating.

### **Entrance Hall**

Entered via composite double glazed door, stairs to first floor, radiator, doors to reception room and kitchen, understairs storage cupboard.

### **Downstairs W/C**

Low level low flush W/C, pedestal wash hand basin with mixer tap, extractor fan, tiled splashback.

### **Lounge**

10' 8" (max) x 18' 11" (max) ( 3.25m (max) x 5.77m (max) )  
Feature electric fire, UPVC double glazed bay window to front, two radiators.

### **Kitchen / Diner**

15' 9" (max) x 19' 9" (max) ( 4.80m (max) x 6.02m (max) )  
Kitchen: Range of gloss wall and base units with contrasting working surfaces, tiled splashback, glass coloured splashback, integrated 6 ring gas hob with matching extractor, single sink/drain unit with mixer tap, plumbing for dishwasher, space for single fridge/freezer, integrated double oven.  
Dining Area: Matching wall and base units, UPVC double glazed window to rear, UPVC double glazed French doors to the rear, feature radiator.

### **Utility Room**

6' x 7' 2" ( 1.83m x 2.18m )  
Plumbing for washing machine, space for dryer, matching wall and base units to the kitchen, with contrasting working surfaces, double glazed door to rear.

### **First Floor Landing**

Loft access, storage cupboard, solid wood banister.

### **Bedroom 1**

15' 1" (max) x 11' 11" (max) ( 4.60m (max) x 3.63m (max) )  
Two UPVC double glazed windows to front, fitted

wardrobes.

### **En Suite**

Tiled effect laminated flooring, walk in double shower with sliding glass doors and over head shower with mixer tap, low level low flush W/C, pedestal wash hand basin, UPVC double glazed window to side, chrome heated towel rail.

### **Bedroom 2**

11' 7" (max) x 8' 10" (max) ( 3.53m (max) x 2.69m (max) )  
UPVC double glazed window to front, radiator, fitted wardrobes.

### **Bedroom 3**

9' 7" (max) x 10' 3" (max) ( 2.92m (max) x 3.12m (max) )  
UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Bedroom 4**

10' (max) x 13' 3" (max) ( 3.05m (max) x 4.04m (max) )  
UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Family Bathroom**

Tile effect vinyl flooring, three piece bathroom suite, white panel bath, pedestal wash hand basin with mixer tap, low level low flush W/C, extractor fan, UPVC double glazed window to rear, chrome heated towel rail, walk in double shower with mixer taps and overhead shower with sliding doors.





## Externally

### Rear Garden

Large block paved area, sitting area, lawned area, borders, storage shed, access to side of property for additional storage, gravel area, gate to front.

### Front Garden

Two separated driveways, paved path to front door.

### Garage

With power and light.



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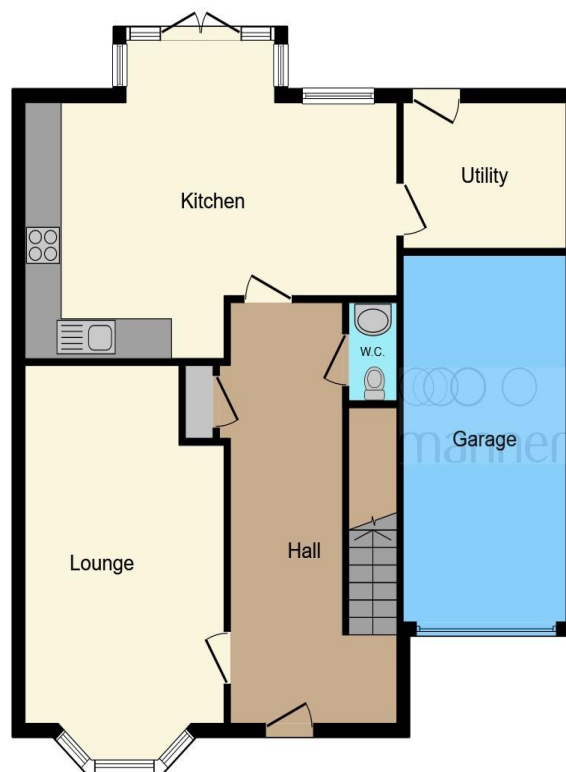
welcome to

## Goldcrest Crescent, Wynyard Billingham

- FOUR BEDROOM DETACHED HOME
- MASTER BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- OPEN PLAN KITCHEN
- PATIO AND LAWN AREA

Tenure: Freehold EPC Rating: B

**£310,000**



Ground Floor



First Floor

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