



**Stoney Wood Drive, Wynyard Billingham TS22 5TS**

**welcome to**

## **Stoney Wood Drive, Wynyard Billingham**

An impressive, five bedroom detached family home located just off Wynyard Woods. This property is available with no forward chain and early enquiries are unreservedly recommended to appreciate the size of the accommodation on offer!

### **Entrance Hall**

Double glazed door and window to front, wooden flooring, doors to the lounge, guest WC, and to the kitchen/diner. Stairs to first floor, radiator and built in storage cupboard.

### **Cloakroom**

Tiled walls, low level low flush WC, radiator, extractor fan, wall and base units with mixer tap, laminate flooring.

### **Lounge**

17' (max) x 16' 3" (max) ( 5.18m (max) x 4.95m (max) )  
Two double glazed windows to front, shelving and storage cupboard across one wall, radiator.

### **Family Room**

10' 10" (max) x 11' 10" (max) ( 3.30m (max) x 3.61m (max) )  
Feature wall panelling, laminate flooring, radiator, spot lighting, two useful built in storage cupboards, radiator.

### **Kitchen/Diner**

17' 7" (max) x 14' 7" (max) ( 5.36m (max) x 4.45m (max) )  
Gloss wall and base units with contrasting working surfaces and matching up stands, inset stainless steel 1 1/2 sink/drainers with swan neck mixer tap and grooved drainer, integrated dish washer, built in double oven and 5 ring gas hob, space for American style fridge freezer, laminate flooring, spot lighting, double glazed French door to rear, double glazed window to rear, radiator, door to utility.

### **Utility Room**

20' 1" (max) x 6' 5" (max) ( 6.12m (max) x 1.96m (max) )  
Double glazed door to side, double glazed window to rear, laminate flooring, matching wall and base units with contrasting working surfaces, radiator, built in storage cupboard, stainless steel sink with

mixer tap with grooved drainer, plumbing for washing machine, personnel door to garden store, door to study.

### **Orangery**

15' 11" (max) x 9' 7" (max) ( 4.85m (max) x 2.92m (max) )  
Double glazed door to rear, spot lighting.

### **Study**

10' 4" (max) x 9' 6" (max) ( 3.15m (max) x 2.90m (max) )  
radiator, laminate flooring.

### **First Floor Landing**

Double glazed window to front, radiator, loft access , deep built in storage cupboards housing hot water tank.

### **Bedroom 1**

16' 3" (max) x 14' 5" (max) ( 4.95m (max) x 4.39m (max) )  
Two double glazed windows to front, radiator, open to

### **Dressing Area**

8' (max) x 7' 11" (max) ( 2.44m (max) x 2.41m (max) )  
Hammond fitted, mirrored wardrobes, door to ensuite.

### **En Suite**

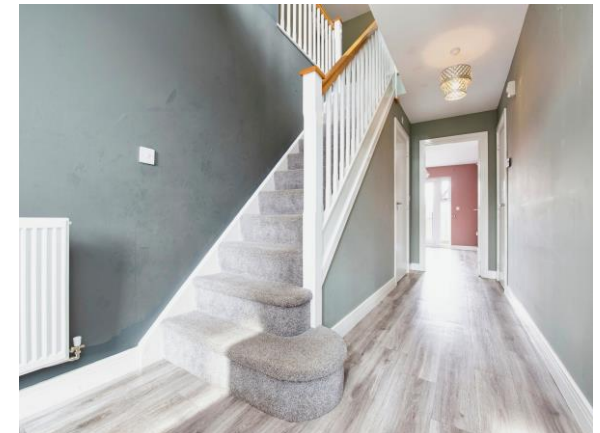
Double glazed window to rear, radiator, spot lighting, extractor fan, tiled walls, laminate flooring, low level low flush WC, wall mounted wash hand basin with mixer tap, large enclosed shower.

### **Bedroom 2**

16' 7" (max) x 13' 3" (max) ( 5.05m (max) x 4.04m (max) )  
Two double glazed windows to front, two radiators.

### **Bedroom 3**

12' 4" (max) x 11' 10" (max) ( 3.76m (max) x 3.61m (max) )







Double glazed window to rear, radiator, door to ensuite.

#### **En Suite**

Double glazed window to rear, spot lighting, extractor fan, tiled walls, laminate flooring, enclosed shower, low level low flush WC, radiator

#### **Bedroom 4**

13' (max) x 11' 6" (max) ( 3.96m (max) x 3.51m (max) )  
Double glazed window to rear, radiator, and door to ensuite.

#### **En Suite**

Double glazed window to side, radiator, spot lighting, extractor fan, tiled walls, laminate flooring, enclosed shower, wall mounted wash hand basin with mixer taps, low level low flush WC.

#### **Bedroom 5**

11' 6" (max) x 7' 11" (max) ( 3.51m (max) x 2.41m (max) )  
Double glazed window to rear, radiator.

#### **Family Bathroom**

Tiled walls, laminate flooring, radiator, spot lighting, extractor fan, panel bath with a mixer tap, wall mounted wash hand basin with mixer tap, low level low flush WC.

#### **Externally Front Garden**

Open plan lawn to front with planted borders, block paved double width driveway.

#### **Rear Garden**

Paved patio area with wrought iron fencing, steps down to a 'suntrap' garden lands to a mix of patio, lawn and decking, large garden store with two double glazed windows and French doors, power and lighting, ideal for a multitude of uses.

#### **Garden Store**

Formerly a double garage, now providing ideal sized

garden storage, with an up and over door to the front, with power and lighting.



***view this property online*** [mannersandharrison.co.uk/Property/BIL108896](https://mannersandharrison.co.uk/Property/BIL108896)



welcome to

## Stoney Wood Drive, Wynyard Billingham

- IMPRESSIVE DETACHED DWELLING
- MASTER WITH DRESSING ROOM AND EN SUITE
- ENTERTAINING REAR GARDEN
- SUMMERHOUSE
- ORANGERY

Tenure: Freehold EPC Rating: B

**£535,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/BIL108896](http://mannersandharrison.co.uk/Property/BIL108896)



Property Ref:  
BIL108896 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



**01642 555888**



[Billingham@mannersandharrison.co.uk](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)