



**Cameron Court, Wynyard BILLINGHAM TS22 5WH**



**welcome to**

## **Cameron Court, Wynyard BILLINGHAM**

An individually built, eight bedroom, executive family home, offering impressive, and exceptionally spacious accommodation. Outside there's a gated entrance to the front, allowing parking for a number of vehicles, and triple garage. The rear garden is simply delightful, backing onto Woodlands.

### **Entrance Hall**

Entered via French doors, window to front, fitted mirrored sliding wardrobe, central feature solid oak staircase with glass balustrade, French doors to lounge, French doors to kitchen/diner, French doors to family room, built in feature glass display cabinet, tiled floor, underfloor heating.

### **Lounge**

18' 4" x 30' 9" (Not inc bay window) ( 5.59m x 9.37m (Not inc bay window) )  
Double glazed bay to front, double glazed window to side, feature glass and tiled wall, wooden flooring and French doors to 2nd family room.

### **Second Family Room**

18' 4" x 12' 2" ( 5.59m x 3.71m )  
Double glazed bi-folding doors to rear, feature glass and tiled wall, wooden flooring.

### **Reception Room**

20' 8" (Not inc bay window) x 18' 4" ( 6.30m (Not inc bay window) x 5.59m )  
Double glazed bay window to front, double glazed window to side, wooden flooring.

### **Kitchen**

33' 10" x 24' 6" (Maximum) ( 10.31m x 7.47m (Maximum) )  
Range of grey wall and base units with contrasting working surfaces, central Island breakfast bar with induction hob, built in double electric oven, built in single electric oven, inset 1 1/2 sink with mixer tap and grooved drainer, integrated dish washer, integrated fridge/freezer, spotlights, space for dining table, two bi-folding doors to rear, double glazed window to side, tiled floor with underfloor heating, door leading to cloakroom and utility room.

### **Utility**

11' 11" x 6' 8" ( 3.63m x 2.03m )

Double glazed door to side, double glazed window to side, tiled floor, grey wall and base units with contrasting working surfaces, inset sink with mixer tap, plumbing for washing machine, door to storage cupboard with hot water heating system.

### **Cloakroom**

Fully tiled, low level low flush WC, wall hung wash hand basin with mixer tap, extractor fan.

### **First Floor Landing**

Galleried landing, large double glazed window to front, stairs to second floor, two radiators.

### **Bedroom 1**

33' 11" (Maximum) x 17' 11" (Maximum) ( 10.34m (Maximum) x 5.46m (Maximum) )  
Double glazed window to rear, double glazed bi-folding doors to balcony.  
Walk in Dressing Area - (8'11 X 8'6).  
Balcony - Glass screen.

### **En Suite**

Walk in shower, large Jacuzzi bath with jets, low level low flush WC, twin wash hand basin with mixer taps on a vanity unit, tiled flooring, tiled walls, chrome heated towel rail, double glazed window to side.

### **Bedroom 2**

23' 2" (Maximum) x 18' 4" (Maximum) ( 7.06m (Maximum) x 5.59m (Maximum) )  
Double glazed bay window to front, built in storage cupboard, radiator.

### **En Suite**

Enclose shower, low level low flush WC, large wash hand basin with mixer tap on a vanity unit, chrome





heated towel rail, double glazed window to side, tiled floor, part tiled walls, spotlights, extractor fan.

### Bedroom 3

22' 5" (Maximum into bay window) x 18' 4" (Maximum) ( 6.83m (Maximum into bay window) x 5.59m (Maximum) )  
Double glazed bay window to front, radiator.

### Bedroom 4

23' 2" (Maximum) x 18' 3" (Maximum) ( 7.06m (Maximum) x 5.56m (Maximum) )  
Double glazed bi-folding doors to rear, radiator.  
Balcony - Glass screen

### En Suite - Jack & Jill

Enclosed shower, low level low flush WC, wash hand basin with mixer tap on a vanity unit, chrome heated towel rail, tiled floor, part tiled walls, double glazed window to side, spotlights, extractor fan.

### Second Floor Landing

Four skylight windows.

### Bedroom 5

17' 7" (Maximum) x 15' 8" (Maximum) ( 5.36m (Maximum) x 4.78m (Maximum) )  
Restricted head height, skylight window to rear, radiator.

### En Suite

Shower cubicle, low level low flush WC, wash hand basin with mixer tap on a vanity unit, part tiled walls, tiled floor, skylight, chrome heated towel rail, spotlights, extractor fan.

### Bedroom 6

15' 11" (Maximum) x 13' 11" (Maximum) ( 4.85m (Maximum) x 4.24m (Maximum) )  
Restricted head height, built in storage cupboard, skylight window to side, radiator.

### En Suite

Walk in shower, wash hand basin with mixer tap on

a vanity unit, low level low flush WC, chrome heated towel rail, part tiled walls, tiled floor, spotlights, extractor fan.

### Bedroom 7

31' 4" (Maximum) x 17' 6" (Maximum) ( 9.55m (Maximum) x 5.33m (Maximum) )  
Restricted head height, two skylight windows, radiator.

### En Suite

Enclosed shower, wash hand basin with mixer tap on a vanity unit, low level low flush WC, chrome heated towel rail, part tiled walls, tiled floor, spotlights, extractor fan.

### Bedroom 8

23' 9" (Maximum) x 17' 7" (Maximum) ( 7.24m (Maximum) x 5.36m (Maximum) )  
Two skylight windows, radiator.

### En Suite

Enclosed shower, wash hand basin with mixer tap on a vanity unit, low level low flush WC, skylight window, part tiled walls, tiled floor, spotlights, extractor fan.

### Externally Front Garden

Extensive block paved driveway for a number of vehicles leading to the triple garage, lawned area and planted borders. Gated access to:

### Rear Garden

Backing onto woodland, this delightful garden is laid to a mixture of attractive patio and lawn, ideal for those who like to entertain.

### Triple Garage

Electric charger point, triple remote control roller



**view this property online** [mannersandharrison.co.uk/Property/BIL109062](https://mannersandharrison.co.uk/Property/BIL109062)



welcome to

## Cameron Court, Wynyard BILLINGHAM

- INDIVIDUALLY BUILT
- VERSATILE LIVING
- ARCHITECT DESIGNED
- SOLID OAK STAIRCASE
- OVERLOOKING WOODLANDS

Tenure: Freehold EPC Rating: B

offers over

**£1,300,000**



**Ground Floor**



**First Floor**



**Second Floor**

  
manners & harrison

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/BIL109062](http://mannersandharrison.co.uk/Property/BIL109062)



Property Ref:  
BIL109062 - 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)