



**Lipwood Way, Wynyard, Billingham, TS22 5UG**

**welcome to**

## **Lipwood Way, Wynyard Billingham**

Presenting an impressive and beautifully positioned five bedroom detached family home, still in as new condition, boasting contemporary design and modern fixtures and throughout. This remarkable property truly encapsulates the essence of stylish, comfortable family living.

### **Entrance Hall**

Entered via UPVC double glazed door, built in storage cupboard and radiator, doors to formal lounge, dining room, open plan kitchen/diner/family area and guest WC.

### **Downstairs Wc**

Low level low flush WC, radiator, pedestal wash hand basin with mixer tap, coved cornicing and extractor fan

### **Lounge**

17' x 11' 5" (not inc bay) ( 5.18m x 3.48m (not inc bay) )  
Double glazed window to front and double glazed bay window to side, coved cornicing, TV point, radiator.

### **Dining Room**

10' 1" x 9' 3" ( 3.07m x 2.82m )  
Double glazed window to front, radiator, coved cornicing.

### **Kitchen/Diner/Family Area**

28' x 13' 4" (max) ( 8.53m x 4.06m (max) )  
A modern range of gloss wall and base units with contrasting working surfaces and matching upstands, 1 1/2 stainless steel sink with draining board and mixer tap, built in double electric oven and electric hob, integrated dishwasher, integrated larder fridge and freezer. Two sets of French doors and double glazed window to rear, TV point, two radiators, space for dining table. spot lighting and coved cornicing.

### **Utility Room**

6' 9" x 5' 9" ( 2.06m x 1.75m )  
Matching units, plumbing for washing machine, combi boiler housed in wall cupboard, double glazed door to side.

### **First Floor Landing**

Loft access, built in storage cupboard with shelves, coved cornicing.

### **Bedroom 1**

14' 4" (max) x 14' 5" (max) ( 4.37m (max) x 4.39m (max) )  
Two double glazed windows to front, coved cornicing, radiator.

### **En-Suite**

Modern suite, comprising panel bath with mixer taps, enclosed shower, wash hand basin with mixer taps, low level low flush WC, chrome heated towel rail, double glazed window to side, coved cornicing, part tiled walls.

### **Bedroom 2**

13' 4" (into recess) x 9' 8" ( 4.06m (into recess) x 2.95m )  
Double glazed window to front, radiator, coved cornicing.

### **Bedroom 3**

8' 5" x 10' 8" ( 2.57m x 3.25m )  
Double glazed window to rear, radiator.

### **Bedroom 4**

11' 10" (max) x 10' 2" (max) ( 3.61m (max) x 3.10m (max) )  
Double glazed window to rear, radiator, coved cornicing.

### **Bedroom 5**

8' 5" x 6' 7" ( 2.57m x 2.01m )  
Double glazed window to rear, radiator.





### **Bathroom**

Modern suite, comprising an enclosed shower, panel bath with mixer tap, pedestal wash hand basin with mixer tap, chrome heated towel rail, low level low flush WC, coved cornicing, part tiled walls, double glazed window to side,

### **Externally**

#### **Front Garden**

Laid to lawn with paved pathway, double width driveway leading to detached double garage.

#### **Rear Garden**

Enclosed, laid to a mix of lawn, patio and flowerbeds, planted borders, various shrubbery, garden shed, green house, outdoor tap.

#### **Garage**

Double garage, up and over doors, power and lighting, personnel door to rear.



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## Lipwood Way, Wynyard Billingham

- BEAUTIFULLY POSITIONED
- AS NEW CONDITION
- DETACHED DOUBLE GARAGE
- MULTIPLE RECEPTION
- MASTER WITH EN SUITE

Tenure: Freehold EPC Rating: B

**£475,000**



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)

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