



Duke Of Wellington Gardens, Wynyard, Billingham, TS22 5FY

welcome to

Duke Of Wellington Gardens, Wynyard Billingham

This exceptional six-bedroom, individually designed dream home offers luxurious living with outstanding features throughout. This truly exceptional family home must be seen in person to fully appreciate its remarkable design, luxurious features, and unparalleled attention to detail.

Entrance Hall

Entered via Double glazed door, double glazed window, central staircase, tiled flooring, door to WC, built in storage cupboard, french doors into lounge, door into study and open plan kitchen/diner.

Study

10' 5" x 14' 4" (3.17m x 4.37m)

Double glazed door and window to front, spotlights.

Lounge

22' 4" x 13' 6" (6.81m x 4.11m)

Double glazed window and door, feature panelled wall with built in fire, shelving and speakers.

Cloakroom

Double glazed window to front, tiled walls and floor, low level low flush WC, wash hand basin with mixer taps, spotlights, extractor fan.

Kitchen/Diner/Family Room

47' 4" x 17' 3" (max) (14.43m x 5.26m (max))

Good range of modern wall and base units with contrasting working surfaces, matching upstands, central breakfasting island, a range of integrated appliances including a wine fridge, built in double electric oven, induction hob, dishwasher, and pantry fridge. Inset 1 1/2 stainless steel sink and mixer taps with grooved drainer and quooker tap. Two sets of double glazed bi folding doors to rear, tiled flooring, space for dining table, feature wall panelling. Feature sunken seating in the family area.

Utility Room

14' 3" x 6' 10" (4.34m x 2.08m)

Wall and base units with contrasting working surfaces and matching upstands, 1 1/2 sink and draining board with mixer tap, water softner. tiled flooring, spotlighting, extractor fan, integral freezer and plumbing for a washing machine,

Inner Hallway

Leading from the kitchen, with staircase to cinema room and door to gym.

Gym

Home Gym, featuring an Infra red steam room and sauna. Tiled flooring, built in spotlights and speakers, feature lantern ceiling, built in storage cupboard.

Cinema Room

15' 3" x 23' 5" (4.65m x 7.14m)

Cinema room, air conditioning, projector, speakers behind, built in storage cupboard.

First Floor Landing

Galleried landing, spotlights, stairs to second floor, double glazed window to front, two skylights, radiator.

Bedroom 1

19' 2" x 18' 5" (5.84m x 5.61m)

Double glazed bi folding doors rear with juliette balcony, Dressing area, and radiator.

En-Suite

Tiled flooring, tiled and panelled walls, twin wash hand basin with mixer tap on vanity unit, low level low flush WC, large wall mirror.





Bedroom 2

17' 4" x 15' 3" (max) (5.28m x 4.65m (max))

Double glazed bi folding doors rear with Juliette balcony, fitted wardrobes, radiator.

En-Suite

Walk in shower, with fully tiled walls and flooring, low level low flush WC, wash hand basin with mixer tap, chrome heated towel rail, spotlighting, extractor fan, auto lighting

Bedroom 3

14' 4" x 12' 3" (4.37m x 3.73m)

Double glazed window and door to front, with Juliette balcony, radiator.

En-Suite

Fully tiled, spotlights, extractor fan, walk in shower, wash hand basin and mixer tap on vanity unit, low level low flush WC.

Bedroom 4

16' 5" x 11' 9" (5.00m x 3.58m)

Currently used as a games/hobby room, and perfect for the Star Wars enthusiast, with its current decor and features

Bathroom

Sumptuous suite, with a free standing bath, wall mounted TV, twin wash hand basin with mixer tap on vanity unit, low level flush WC, fully tiled, spotlights, extractor fan, wall mirror.

Second Floor Landing

Double glazed window to front, two skylights, radiator.

Bedroom 5

14' 4" (max) x 32' 9" (max) (4.37m (max) x 9.98m (max))

Feature windows to front and rear, spotlighting, radiator.(some restricted head height)

Bedroom 6

26' (max) x 17' 2" (max) (7.92m (max) x 5.23m (max))

(maximum measurements including dressing area) Double glazed window to front, radiator, built in storage cupboard.

Dressing area:with a range of fitted wardrobes. Spotlighting.

En-suite

freestanding bath, central free standing mixer tap with shower attachment, walk in shower, low level low flush WC, large wash hand basin on vanity unit with mixer taps, chrome heated towel rail, spotlights, extractor fan, tiled flooring, part tiled walls, double glazed window to rear.

Externally

Front Garden

Attractive, extensive driveway for a number of vehicles, with pebbled border

Rear Garden

Landscaped rear garden, featuring a summer house, outdoor cooking area, a large patio area, artificial lawn, impressive panel walling with built in flower beds, planted borders.

Summer House

Power, lighting, heating, home bar.

Garage

Remote control roller door to the front, power and electrics, Door to plant room



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welcome to

Duke Of Wellington Gardens, Wynyard Billingham

- EXCEPTIONAL FAMILY HOME
- INDIVIDUALLY DESIGNED
- GYM / SAUNA
- LANDSCAPED GARDENS
- SMART HOME FUNCTIONALITY

Tenure: Freehold EPC Rating: B

offers in excess of

£1,200,000



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