



**Chester Burn Road, Wynyard, Billingham TS22 5UF**

**welcome to**

## **Chester Burn Road, Wynyard Billingham**

Nestled in a quiet cul-de-sac, this stunning, four bedroom, detached family home offers exceptional living space, thanks to a converted garage. Situated on the highly sought-after Wynyard estate, this beautiful home benefits from five years of the builder's warranty and is completely move-in ready!

### **Entrance Hall**

Double glazed door to front, wall paneling, radiator, stairs to first floor, open to lounge.

### **Lounge**

15' 10" (max) x 11' 1" (max) ( 4.83m (max) x 3.38m (max) )  
Double glazed window to front, wall paneling, coved cornicing, open to kitchen and diner, radiator, modern electric fire, laminate flooring.

### **Reception Room 2**

15' 6" x 8' 3" ( 4.72m x 2.51m )  
Converted garage, double glazed window to front, radiator, laminate flooring, coved cornicing.

### **Kitchen**

17' 3" x 10' 2" ( 5.26m x 3.10m )  
White wall and base units, wooden block effect working surfaces, circular sink with draining board and mixer tap, built in electric oven and microwave, electric hob, space for American style fridge/freezer, door to utility room, paneled wall, laminate flooring, double glazed window and French Doors to the rear, spotlights, extractor fan.

### **Utility Room**

6' 5" (max) x 6' (max) ( 1.96m (max) x 1.83m (max) )  
Plumbing for washing machine, hanging coat rail, double glazed door to rear, laminate flooring, door to WC.

### **Cloakroom**

Fitted two door mirrored wardrobe, low level low flush WC, pedestal wash hand basin with mixer tap, radiator, laminate flooring, double glazed window to side.

### **Landing First Floor**

Laminate flooring, built in shelved storage

cupboard, loft hatch access.

### **Bedroom 1**

13' 3" (max) x 11' 8" (front of robes) ( 4.04m (max) x 3.56m (front of robes) )  
Two door fitted sliding wardrobe, double glazed window to front, coved cornicing, wall paneling, laminate flooring, radiator, built in storage cupboard.

### **En-Suite**

Enclosed shower, low level low flush WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, double glazed window to side, laminate flooring, extractor fan.

### **Bedroom 2**

12' 4" x 9' 3" ( 3.76m x 2.82m )  
Double glazed window to front, radiator, laminate flooring.

### **Bedroom 3**

9' 5" x 9' 3" ( 2.87m x 2.82m )  
Double glazed window to rear, coved cornicing, radiator, laminate flooring.

### **Bedroom 4**

9' 6" x 7' 3" ( 2.90m x 2.21m )  
Double glazed window to rear, coved cornicing, laminate flooring, radiator.

### **Bathroom**

Panel bath with mixer tap, over head shower attachment, glass screen, low level low flush WC, pedestal wash hand basin with mixer tap, double glazed window to rear, laminate flooring, chrome heated towel rail, extractor fan, part tiled walls.





## Externally

### Front Garden

Double width driveway to the front, and gated access in to the rear garden.

### Rear Garden

Really good size, not overlooked to the rear, attractively laid to artificial lawn with pebbled pathway, bark chipped borders, decked area with large summer house, two rooms in summer house ideal for storage.



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## **Chester Burn Road, Wynyard Billingham**

- IDEAL FAMILY HOME
- CONVERTED GARAGE
- EN-SUITE
- 5 YEARS BUILDERS WARRANTY
- MOVE IN READY

Tenure: Freehold EPC Rating: B

**£325,000**



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