



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 panelling, 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 panelling, 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, panelled 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 panelling, 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, overhead 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 into 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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welcome to

Chester Burn Road, Wynyard Billingham

- VACANT POSSESSION-NO CHAIN
- CONVERTED GARAGE
- EN-SUITE
- 5 YEARS BUILDERS WARRANTY
- MOVE IN READY

Tenure: Freehold EPC Rating: B
Council Tax Band: G

offers over
£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BIL109103 - 0016

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