

**Black Wood, Wynyard Billingham TS22 5GQ**

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## **Black Wood, Wynyard Billingham**

Perfectly positioned off Wynyard Woods, this outstanding four-bedroom detached family home offers spacious and versatile living, ideal for modern family life. Additional benefits include double glazing, gas central heating, partial underfloor heating to the ground floor.

### **Entrance Porch**

Tiled flooring, radiator, door into entrance hall.

### **Entrance Hall**

Built in storage cupboard with a floor mounted safe, stairs to first floor, under stairs storage area, tiled flooring, radiator, doors to lounge, study, dining room and kitchen.

### **Downstairs WC**

Double glazed window to front, half tiled walls, tiled flooring, low level low flush WC, pedestal wash hand basin with mixer tap, extractor fan, radiator.

### **Study**

10' 10" x 9' 11" (not inc bay) ( 3.30m x 3.02m (not inc bay) )  
Double glazed bay window to front, radiator, coved corning.

### **Lounge**

25' 11" x 13' 5" ( 7.90m x 4.09m )  
Double glazed window to front, double glazed french doors to rear, double glazed window to rear, coal effect gas fire and attractive surround.

### **Dining Room**

15' (max) x 10' 7" (max) ( 4.57m (max) x 3.23m (max) )  
Double glazed french doors to rear, double glazed windows to rear, coved corning, wooden flooring, radiator.

### **Kitchen**

14' 9" x 13' 5" ( 4.50m x 4.09m )  
Gloss wall and base units with contrasting working surfaces with matching up stands, 1 1/2 inset stainless steel sink and stainless steel mixer tap, grooved drainer, Rangemaster five ring cooker, stainless steel extractor over, built in microwave,

integral dishwasher, space for American style fridge/freezer, central breakfast island, integral wine cooler, radiator, two double glazed window to rear, tiled flooring, spotlights, archway to games room.

### **Games Room**

22' 1" (max) x 17' 11" (max) ( 6.73m (max) x 5.46m (max) )  
Fitted units with storage, sink and working surfaces, double glazed bi-fold doors to rear, tiled flooring, spotlights, feature wall decor.

### **First Floor Landing**

Radiator, loft access, built in storage cupboard housing hot water tank.

### **Bedroom 1**

14' 6" x 13' 11" ( 4.42m x 4.24m )  
Two double glazed windows to front, walk in wardrobe, TV point, arch to cinema room.

### **Master Walk in Robes**

9' 4" (max) x 9' (max) ( 2.84m (max) x 2.74m (max) )  
Fully fitted with hanging rails, shelving and drawers, double glazed window to front, radiator.

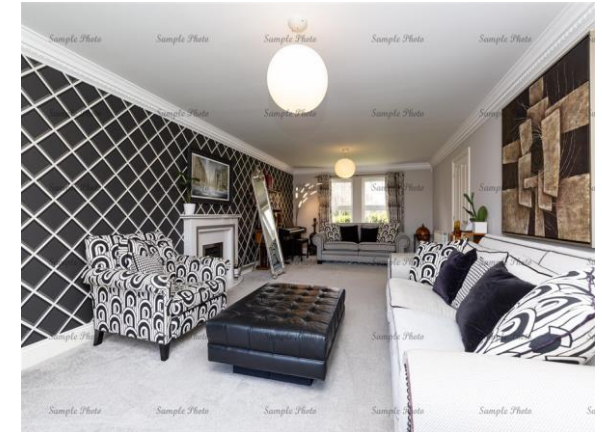
### **Master Suite Cinema Room**

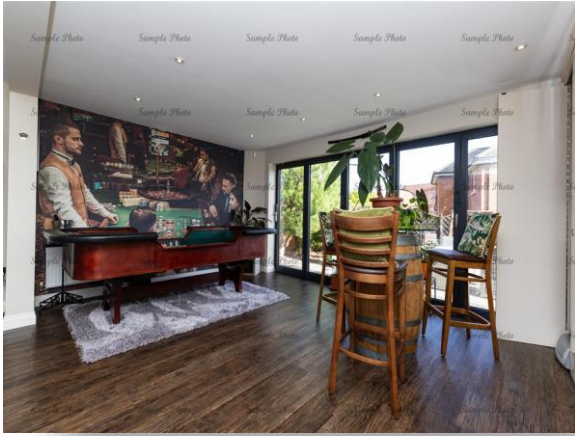
17' 11" x 11' 6" not inc window recess ( 5.46m x 3.51m not inc window recess )  
Two double glazed windows to the front, TV point with sound system, wooden flooring and radiator.

### **En-Suite**

Walk in shower, free standing bath, his and hers sinks with mixer taps, low level low flush WC, two mirrors with lighting, tiled flooring, two double glazed windows to rear, spotlights extractor fan, radiator.

### **Bedroom 2**





13' 5" x 11' 8" ( 4.09m x 3.56m )

Two double glazed window to rear, radiator, open to dressing area.

### **Dressing Area**

7' 5" x 6' 2" ( 2.26m x 1.88m )

### **En-Suite**

Double shower, wall hung wash hand basin with mixer taps, low level low flush WC, mirror with lighting, part tiled walls, radiator, double glazed window to rear.

### **Bedroom 3**

19' 7" (max) x 10' 3" (max) ( 5.97m (max) x 3.12m (max) )

Two double glazed window to front, radiator.

### **Jack & Jill Bathroom**

Panel bath with mixer taps, hand held shower attachment, pedestal wash hand basin with mixer tap, low level low flush WC, fully tiled walls and flooring, chrome heated rail, spotlights, extractor fan , built in TV.

### **Bedroom 4**

Two double glazed windows to rear, radiator.

### **Externally Front Garden**

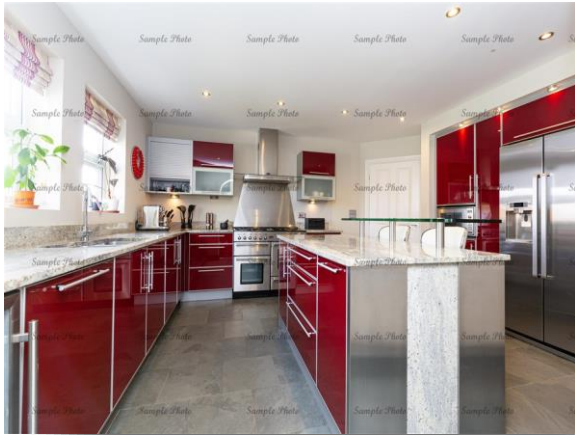
A pillared and gated entrance to a block paved driveway for a number of vehicles, shaped lawn with mature planting, access to front of garage which proves garden storage.

### **Rear Garden**

Good Level of privacy, laid to a mix of patio and lawn, mature planting, hot tub included, water feature and vegetable patch.

### **Garage**

Part converted garden storage to front.



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## Black Wood, Wynyard Billingham

- FOUR BEDROOM FAMILY HOME
- SMART LOCK SYSTEM
- MASTER SUITE - DRESSING AREA
- CINEMA ROOM
- HOT TUB IN REAR GARDEN

Tenure: Freehold EPC Rating: C

offers in the region of

**£700,000**



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