



Black Wood, Wynyard, Billingham, TS22 5GQ

welcome to

Black Wood, Wynyard Billingham

An exceptional six-bedroom detached family home offering spacious and versatile accommodation, perfect for modern living. Externally the property is approached via gated entrance, opening to an expansive driveway with ample parking and double garage with landscaped gardens.

Entrance Porch

The Indian sandstone designer footpath and steps to the bespoke double glazed surrounded hardwood and glazed front door provides an impressive entrance into the carpeted porch with radiator.

Entrance Hall

Glazed double french doors, ceiling down lighters provide lighting around the grand central staircase, tiled flooring, double glazed windows on each side, radiator, doors leading to lounge, kitchen, dining room/games room, guest WC and separate cloakroom.

W/C

Entered from main hallway, double glazed window to side, Duravit vanity wash hand basin with mixer taps, wall mounted chrome push to flush system, Roca WC, part tiled wall incorporating a large wall fitted mirror, tiled flooring, radiator and extractor fan.

Cloakroom

Entered from main hallway, double glazed window to side and radiator.

Lounge

22' 9" x 16' 2" (not inc recess) (6.93m x 4.93m (not inc recess))

Entered off main hallway through double doors, double glazed window to front, double glazed french doors onto rear garden, lighting is provided by two crystal chandeliers, carpeted flooring, recess area (with facility for feature fireplace)TV points, two radiators, coved cornicing.

Dining Area/Games Room

35' 10" (max) x 14' 7" (max) (10.92m (max) x 4.45m (max))

Entered off main hallway through double doors is a combined formal dining area and a games area, individual lighting is by an overhead light at dining, a combination of ceiling down lighters, professional snooker table overhead LED light above snooker table and a brass scoreboard light above snooker scoreboard at games room, wooden flooring, wall mounted TV point, double glazed windows to front and side, double glazed french doors to side garden/patio, two radiators.

Kitchen

21' 1" (max) x 21' 5" (max) (6.43m (max) x 6.53m (max))

Bespoke modern fitted kitchen with a combination of wall and base units and granite working surfaces, large central granite island with seating for up to 6 chairs, Rangemaster double oven with five ring gas hob, stainless steel splashback with stainless steel extractor hood over, built in AEG combination oven/microwave, built in AEG dishwasher, two integrated refrigerators, two integrated freezers, integrated wine cooler, Rangemaster

1 1/2 bowl stainless steel sink with mixer tap, range master 3/4 bowl stainless steel sink with pre-filtered drinking water tap, double door built in storage cupboard/pantry, fully tiled flooring, wall mounted TV point, lighting is by a mixture of multiple flush fitted ceiling down lighters and feature lighting above the granite island. There are two double glazed windows which look onto the side garden/patio area and two double glazed french doors onto the rear garden.

Kichen Dining Area

Just off the side of the main kitchen is an open additional informal dining area, tiled flooring, radiator and double glazed window to rear.

Utility Room

8' 3" (max) x 8' (max) (2.51m (max) x 2.44m (max))

Double glazed window to side garden, double glazed 1/2 panelled external composite door to side garden, matching kitchen base cupboards with rolled top working surfaces, stainless steel sink/draining board with mixer tap, tiled flooring, integrated hot-point washing machine, glow worm gas condensation boiler, extractor fan, door leading to second guest WC.

Second Guest W/C

Double glazed window to rear, wall hung Roca wash hand basin with mixer tap, Roca WC, wall mounted chrome push to flush system ,part tiled walls incorporating a large wall fitted mirror, tiled flooring, extractor fan, radiator.

Ground Floor Bedroom

13' 7" max x 12' 8" to front of robes (4.14m max x 3.86m to front of robes)

Double glazed window to front with "Luxaflex" venetian blinds, a range of cream gloss built in wardrobes along full wall, loft access hatch, wall mounted TV, radiator, entrance to En-Suite

Ground Floor En-Suite

Purpose built wet room, double glazed window with privacy glass to front, "luxaflex" venetian blind, walk in shower with "Hansgrohe" electronic controls, Roca wash hand basin cw "Kohler" mixer tap on white wall mounted vanity unit, large "Kohler" mirrored bathroom cabinet, floor standing Roca WC, wall mounted "Geberit" chrome push to flush system, flush fitted ceiling down lighters, tiled flooring, tiled walls, heated towel rail.

Rear Lobby

Double glazed french doors to garden, tiled flooring, stairs to first floor lounge/hobby room/cinema room (space can be utilised to suit individual needs), open to tranquil family garden/garden room.





Tranquil Family/Garden Room

15' 5" x 12' 2" (4.70m x 3.71m)

Double glazed wall to ceiling window with "luxaflex" venetian blind to rear, double glazed french doors to side onto patio area, providing views into the rear lawned garden and the rear patio area, perfect for relaxation and watching wildlife, carpeted flooring, radiator.

Ff Lounge/Gym/Hobby/Cinema

20' (max inc stairs) x 15' 9" (max inc stairs) (6.10m (max inc stairs) x 4.80m (max inc stairs))

Double glazed window to side with "luxaflex" venetian blind, double glazed windows to rear, two radiators, wooden flooring, TV points, door to dressing room and on into master bedroom.

Landing

Galleried landing, array of flush fitted ceiling down lighters compliment the large central crystal chandelier, double door walk in storage room, double door walk in airing cupboard/hot water storage system, radiator, loft hatch with access to mainly boarded loft storage area with lighting.

Master Bedroom

17' 6" (not inc entrance) x 14' 5" (not inc entrance) (5.33m (not inc entrance) x 4.39m (not inc entrance))

Double glazed windows to front with "luxaflex" venetian blind, TV sockets, carpeted flooring, crystal chandelier, coved cornicing, radiator.

Dressing Room

15' 4" (to front of robes) x 3' 3" (to front of robes) (4.67m (to front of robes) x 0.99m (to front of robes))

Double glazed window to side, full wall of built in wardrobes, built in shoe storage cupboards, carpeted flooring, radiator.

En-Suite

split level bathroom compromising of Roca sunken bath with mixer taps, double shower cubicle with overhead and handheld shower options, his and hers wall hung Roca hand basins with mixer taps, floor standing Roca WC, wall mounted chrome push to flush system, bidet, tiled floors, varying heights part and full tiled walls, large wall fitted mirrors, double door built in storage cupboard, flush fitted ceiling down lighters and two crystal chandeliers provide lighting, dual extractor fans, radiator.

Bedroom 2

12' 5" (to front of robes) x 11' 2" (front of robes) (3.78m (to front of robes) x 3.40m (front of robes))

Double glazed window with "luxaflex" venetian blind to rear, carpeted flooring, three door fitted sliding wardrobes, crystal chandelier, TV outlet, radiator.

En-Suite Bedroom 2

Double glazed window to side, enclosed double shower cubicle, wall hung Roca hand wash basin with mixer tap, floor standing Roca WC, wall mounted push to flush system, part tiled walls, large wall fitted mirror, tiled

floor, crystal chandelier, extractor fan and radiator.

Bedroom 3

13' 1" (max) x 11' 11" (max) (3.99m (max) x 3.63m (max))

Double glazed window with "luxaflex" venetian blind to rear, carpeted flooring, TV outlet and radiator.

Bedroom 4

12' 7" x 11' 2" (3.84m x 3.40m)

Double glazed window with "luxaflex" venetian blind to front, carpeted flooring, TV outlet, radiator.

Bedroom 5/Study

15' 3" x 8' 9" (4.65m x 2.67m)

Double partly glazed entrance doors, double glazed window with "luxaflex" venetian blind to front, carpeted flooring, radiator.

Bathroom

Roca bath with mixer tap with combined hand held shower attachment, wall hung "Roca" hand wash basin with mixer tap, floor standing "Roca" WC, wall mounted chrome push to flush system, part tiled walls, large wall fitted mirrors, tiled flooring, enclosed shower cubicle, wall mounted "Duravit" long bathroom cabinet, flush fitted ceiling down lighters, extractor fan, radiator.

Externally

Front Garden

Pillared and gated access, ample block paving for parking for several vehicles, established perimeter hedging, landscaped lawns with attractive central feature and planted borders, Indian sandstone and slate walkway to bespoke front door, attractive external lighting.

Side Garden

Separately gated access, lawned with established planted borders and a patio area, attractive external lighting.

Rear Garden

Enclosed, private, beautifully landscaped with terraced areas and raised flowerbeds of Indian sandstone combined with two composite decking seating areas, established lawned area with an abundance of well stocked plants/shrubs/trees, established perimeter hedging provides a great level of privacy and, beyond the hedge at the bottom of the garden, is a 'secret further part of the garden waiting to be explored' large water butt for rainwater capture, garden shed, external power outlet, attractive external lighting.

Double Garage

Two individual electrical remote control roller doors to the front, internal power and lighting, internal water tap, boarded with loft access hatch/ladder.



check out more properties at mannersandharrison.co.uk



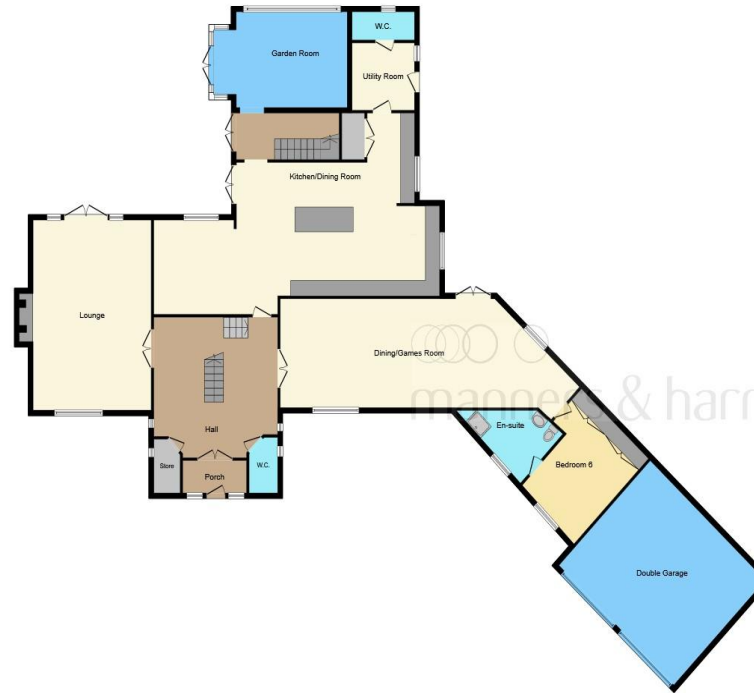
welcome to

Black Wood, Wynyard Billingham

- SIX BEDROOM FAMILY HOME
- MULTIPLE RECEPTION ROOMS
- VERSATILE LIVING
- BEAUTIFULLY LANDSCAPED GARDENS
- GATED ENTRANCE

Tenure: Freehold EPC Rating: B

£900,000



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

check out more properties at mannersandharrison.co.uk



Property Ref:
BIL108554 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk