



Silvermede Road, Wynyard, Billingham, TS22 5FR

welcome to

Silvermede Road, Wynyard Billingham

Beautifully positioned within a quiet cul-de-sac setting and backing onto mature woodland, this impressive four-bedroom detached family home remains in "as-new" condition, with two years remaining on the builder's warranty

Entrance Hall

Double glazed door and window to front, part tiled flooring, stairs to first floor, radiator, doors to lounge and kitchen.

Lounge

13' 2" x 9' 10" (4.01m x 3.00m)

Two double glazed windows to front, TV point, radiator, wall lights.

Kitchen Area

16' 9" x 12' 11" (max) (5.11m x 3.94m (max))

Modern fitted kitchen wall and base units, complimentary working surfaces, stainless steel 1 1/2 sink and draining board with mixer tap, electric double oven and five ring gas hob with extractor over, integral dishwasher, built in under stairs storage cupboard, water softener, tiled flooring, double glazed door and window to rear, door to utility room, spotlights, open to rear family area.

Family Area

16' 11" x 10' 8" (5.16m x 3.25m)

Tiled flooring, radiator, double glazed bi folding doors to rear, TV point.

Utility Room

6' 1" x 4' 7" (1.85m x 1.40m)

Matching wall and base units with working surfaces and matching up stands, stainless steel sink, tiled flooring, plumbing for washing machine, spotlights, door to WC, personnel door to garage.

Cloakroom

Double glazed window to side, part tiled walls, tiled flooring, radiator, spotlights, extractor fan, low level low flush WC, wall hung wash hand basin with mixer tap.

Landing

Double glazed window to front, radiator, loft access, two door built in storage cupboard housing potterton combi boiler.

Bedroom 1

13' 2" (max inc robes) x 11' 11" (4.01m (max inc robes) x 3.63m)

Double glazed window to front, radiator, three door fitted sliding wardrobes.

En-Suite

Walk in shower, wash hand basin with mixer tap on vanity unit, low level low flush WC, built in storage cupboard, chrome heated towel rail, double glazed window to side, part tiled walls, tiled flooring, spotlights, extractor fan.

Bedroom 2

14' 6" (max) x 9' (max) (4.42m (max) x 2.74m (max))

Double glazed window to rear, radiator.

Bedroom 3

11' 3" (max) x 10' 1" (max) (3.43m (max) x 3.07m (max))

Double glazed window to front, radiator.

Bedroom 4

12' 5" x 8' 11" (max) (3.78m x 2.72m (max))

Double glazed window to rear, radiator.

Bathroom

Panel bath with central wall mounted mixer tap, hand held shower attachment, over head shower with glass screen, wash hand basin with mixer tap on a vanity unit, low level low flush wc, double glazed widow to side, part tiled walls, tiled flooring, spotlights, extractor fan, chrome heated towel rail.





Externally

Front Garden

Open plan lawn, mature planting, double width block paved driveway, gated access to

Rear Garden

A good sized, enclosed rear garden, enjoying great level of privacy, backing onto woodlands, mainly laid to lawn with paved patio area, with remote control canopy over, outside tap and lighting, outside power supply.

Garage

Up and over door to front, power and lighting.



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welcome to

Silvermede Road, Wynyard Billingham

- CUL-DE-SAC LOCATION
- TWO YEARS BUILDERS WARRANTY
- FAMILY AREA
- MASTER BEDROOM WITH EN-SUITE
- DRIVEWAY AND GARAGE

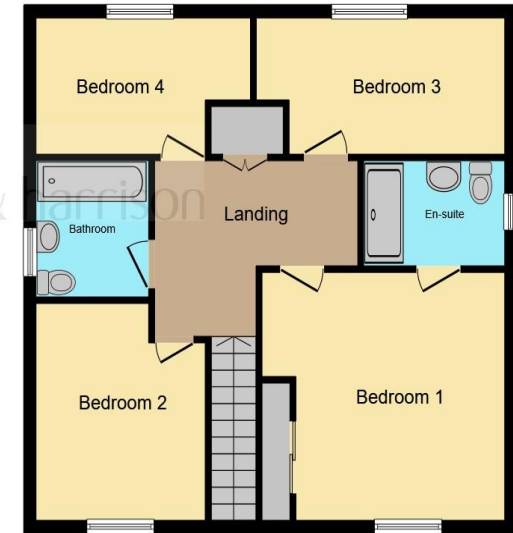
Tenure: Freehold EPC Rating: B

Council Tax Band: F

£335,000



Ground Floor



First Floor

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