



**The Cavendish, Wynyard, TS22 5XJ**  
**5 Bed - House - Detached**  
**£1,400,000**

**EPC Rating: A**  
**Tenure: Freehold**  
**Council Tax Band: New**  
**Build**



## The Cavendish Wynyard, Billingham, TS22 5XJ

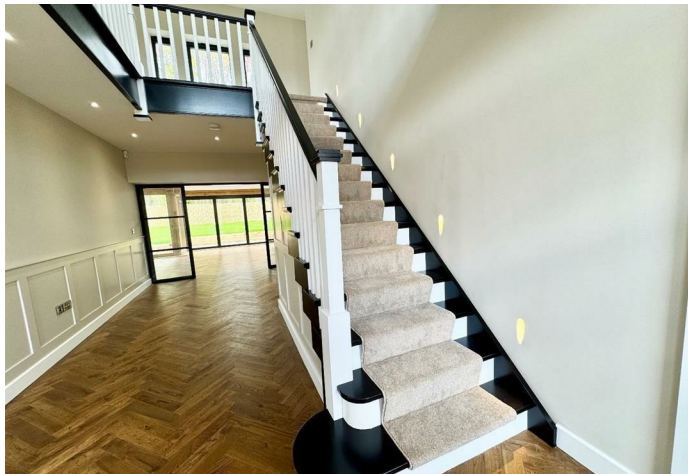
Individually bespoke designed to a magnificent standard throughout this beautiful family home has so much to offer over 4500sqft of luxury living. The mansion is situated in the self-build development of Wynyard and is all about the lifestyle when purchasing an exclusive detached home like Cavendish.

Offering FIVE bedrooms, TWO walk in dressing rooms and THREE luxury Lusso designed bathrooms with the advantage of underfloor heating.

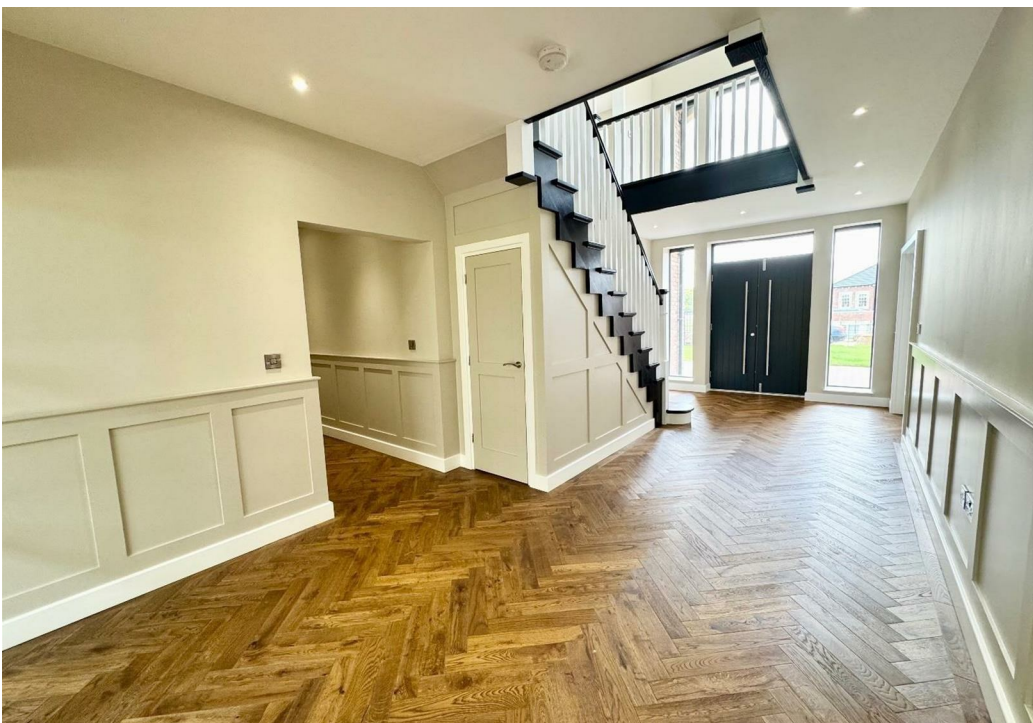
Comprising of a grand entrance reception hallway, an elegant lounge with an inserted fire/media wall, a separate formal dining room and cloakroom. The ground floor is genuine wood herringbone floor engineered for underfloor heating. The modern impressive kitchen which is the heart of the home is shared with the open plan dining area/family area. An ultra modern gas fire separates both rooms. The well-designed kitchen fully complete with a range induction cooker, Quooker instant boiling water tap and a built-in coffee machine. Adjacent from the kitchen there offers a generous utility room and boot room with its own entrance.

The upper level flows over a light open plan landing with the unique Master bedroom benefiting from doors overlooking the rear garden. A well designed walk in dressing room with a fitted dressing table and ensuite bathroom. Four additional bedrooms, two ensuites, a further walk in robe, fitted robes and a family bathroom.

External: Front electric gates, double garages with electric doors, 6KW Solar Panels with battery storage, gardens to front, side and rear.











### Reception Hallway

Genuine wood herringbone floor engineered for underfloor heating, stairs leading to upper level with individual feature lighting and double storage cupboard.

### Lounge

Inserted electric fire/media wall, smart lighting and wood herringbone flooring.

### Dining Room

Genuine wood herringbone floor engineered for underfloor heating,

### Diner/Reception Room

Genuine wood herringbone floor engineered for underfloor heating, inserted gas fire and doors leading out to the rear garden.

### Kitchen

A range induction cooker, Quooker instant boiling water tap and a built in coffee machine. A microwave, dishwasher and built in waste bin. Tiled floor and access to utility room.

### Utility

Tiles flooring, wall/base units, washing machine appliances, access to boot room and integral garage entry.

### Boot Room

Access to rear and tiled flooring.

### Landing

Laundry storage

### Master Bedroom

Radiators and carpet flooring.

### Walk in dressing room

Carpet flooring and movement lighting control.

### Ensuite

Underfloor heating, Lusso designed suite.

### Bedroom Two

Fitted robes, carpet flooring and radiators.

### Ensuite

Underfloor heating, Lusso designed suite.

### Bedroom Three

Carpet flooring and radiators.  
Access to ensuite and dressing room.

### Walk in dressing room

Carpet flooring.

### Ensuite

Underfloor heating, Lusso designed suite.

### Bedroom Four

Carpet flooring, radiators and fitted robes.

### Bedroom Five

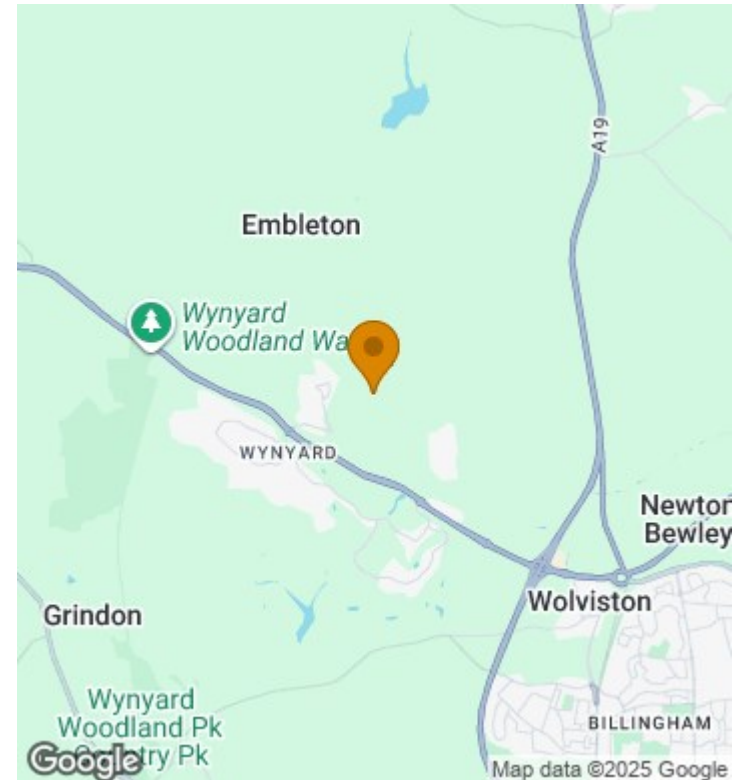
Carpet flooring, radiators and fitted robes

### Family Bathroom

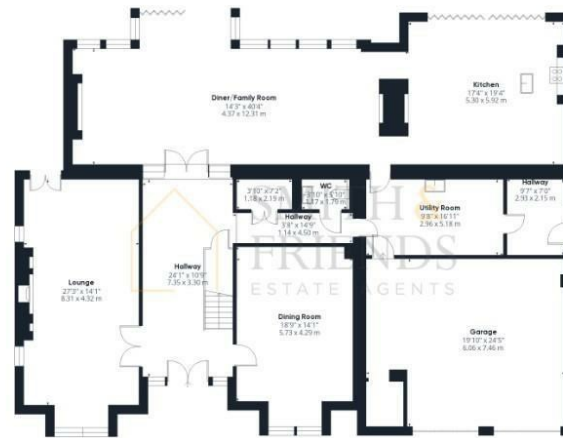
Underfloor heating, Lusso designed suite.

### External

Electric gates, garages with electric doors , 6KW Solar Panels with battery storage, gardens to the front, side and rear.







Ground Floor



Floor 1

Approximate total area<sup>ii</sup>  
4787.03 ft<sup>2</sup>  
444.73 m<sup>2</sup>

### Energy Efficiency Rating

|                                             | Current                                                                                                      | Potential |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) <b>A</b>                          | <b>92</b>                                                                                                    | <b>92</b> |
| (81-91) <b>B</b>                            |                                                                                                              |           |
| (69-80) <b>C</b>                            |                                                                                                              |           |
| (55-68) <b>D</b>                            |                                                                                                              |           |
| (39-54) <b>E</b>                            |                                                                                                              |           |
| (21-38) <b>F</b>                            |                                                                                                              |           |
| (1-20) <b>G</b>                             |                                                                                                              |           |
| Not energy efficient - higher running costs |                                                                                                              |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

GIRAFFE 360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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