



Built in 2019 by Taylor Wimpey to their sought-after 'Downham' design, this contemporary four-bedroom detached residence has been tastefully improved by the current owners. Being positioned on a favourable plot within this popular modern development, close to local amenities and local commuter routes. The versatile layout is ideal for family living and briefly comprises of: Entrance Hall, downstairs toilet, lounge, and open plan kitchen dining area. To the first floor there are Four generous bedrooms (master with ensuite) and family bathroom. Externally the enclosed rear garden is laid to lawn with a sunny decking area, the open plan front garden is laid to lawn with a double width driveway leading to the single garage.

De Havilland Wynd, Middlesbrough, TS8 9GQ

4 Bed - House - Detached

£257,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



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ESTATE AGENTS

De Havilland Wynd, Middlesbrough, TS8 9GQ



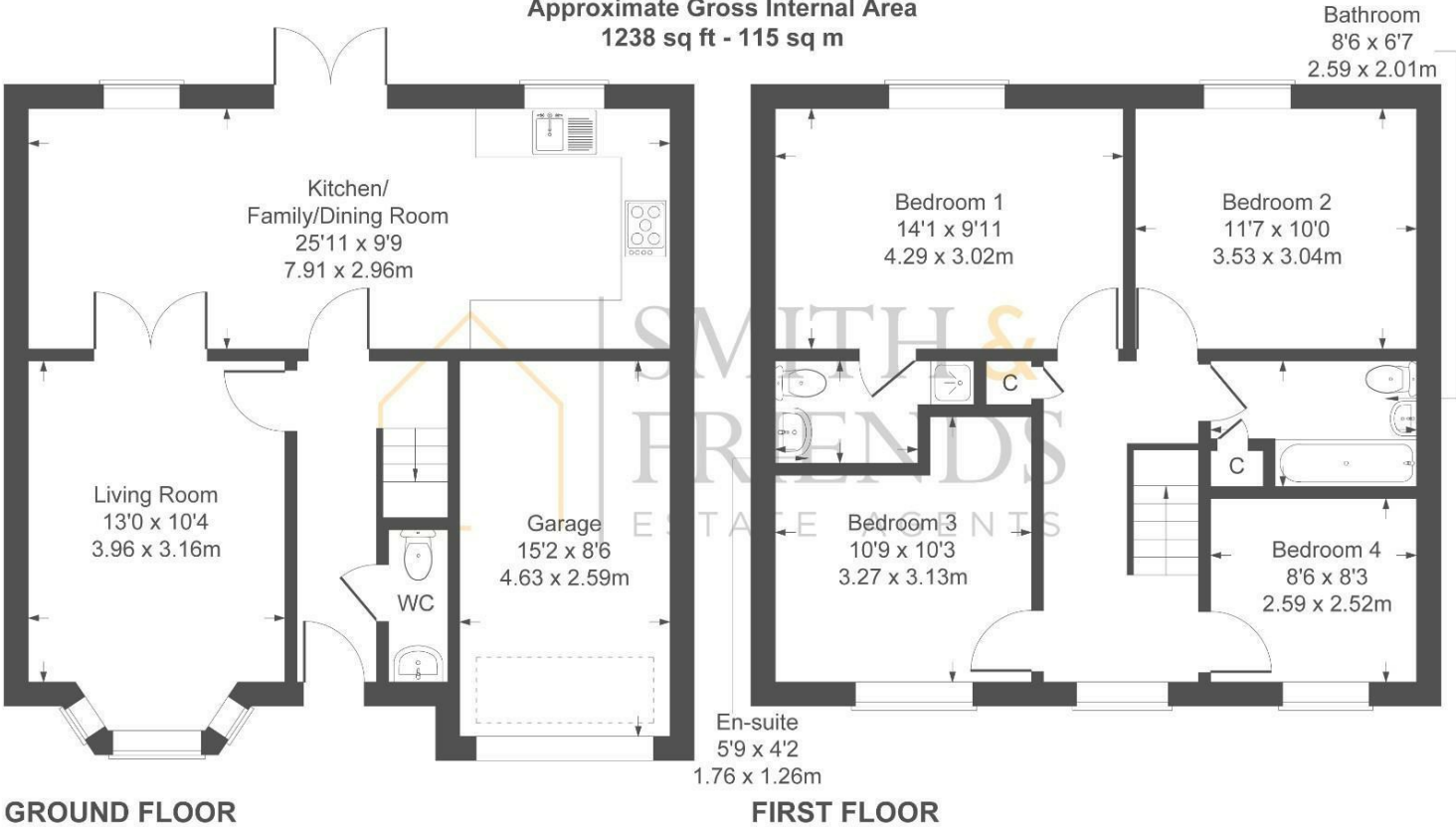
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De Havilland Way

Approximate Gross Internal Area
1238 sq ft - 115 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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