



3 Runnel Close  
Wynyard Estate | TS22 5UQ



Wynyard Lettings

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## 3 Runnel Close Wynyard Estate | TS22 5UQ

The Mitchell Grand is an stunning family home and is perfect for those seeking plenty of space to relax and enjoy time together, This three floor detached six bedroom home spans over 2900 square feet and has been designed for multi-functional, flexible and useable living space.

That's why the kitchen, dining and family areas floe into the spectacular garden room. This brings both the outside in . The kitchen is fitted with a full range of appliances. There is also a useful utility located off. The large glazed windows throughout allow the light to flood in. There are 5 double bedrooms with built in wardrobes on the first floor. 2 en-suites and a family bathroom. on the second floor there is bedroom 6, shower room and large additional room that could be utilised for a home office, play room or cinema room.

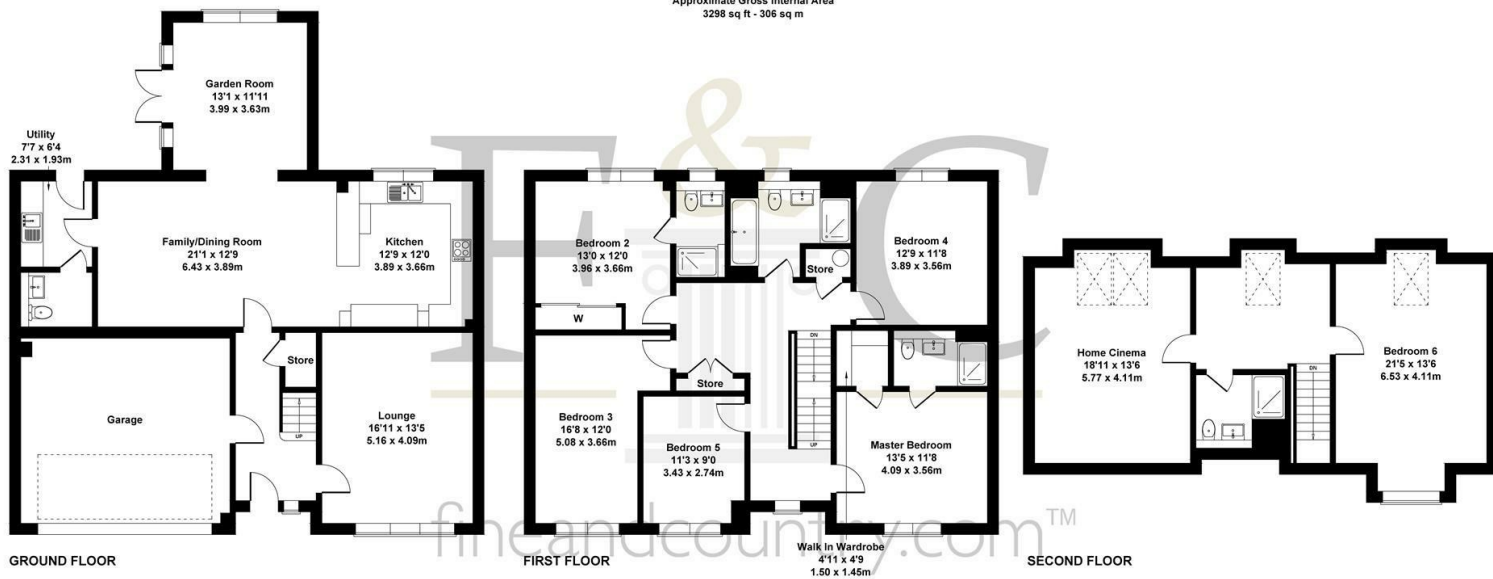
'Amtico' flooring runs throughout the home. Car parking is also well catered for having a triple drive and double integral garage. Unfurnished,





### 3, Runnel Close Wynyard Estate, Billingham, TS22 5UQ

Approximate Gross Internal Area  
3298 sq ft - 306 sq m



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.

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