

THE GRANARY, WYNYARD, TS22 5QG



- ▲ Stunning Wynyard Cottage
- ▲ Located Overlooking Wynyard Duck Pond
- ▲ Refurbished Over the Years to an Extremely High Standard
- ▲ High Spec Kitchen/Diner with Fantastic Units & Built in Appliances

- ▲ Bedroom One with & Stunning En-Suite
- ▲ Two Further Bedrooms, Modern Bathroom & Cloakroom/WC
- ▲ Southerly Facing Rear Garden & Double Garage with Electric Roller Door

£325,000

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Pleasantly positioned in a prime location overlooking Wynyard Duck Pond, this fantastically presented cottage is perfectly situated within close reach of the local amenities.

Throughout, the property has been decorated and styled with a very tasteful eye and there is a calm, neutral and easy on the eye feel to the place. Numerous attractions include UPVC double glazed windows, central heating with combi boiler, a low maintenance south facing rear garden, and double garage with electric roller door.

The home comprises entrance hall, downstairs WC, front lounge with multi stove burner and fabulous kitchen/diner with modern range of units. The first floor has landing, bedroom one with stunning en-suite, two further bedrooms and fabulous family bathroom.

If this level of comfort and perfection is for you, then a viewing is considered a must.

Tenure - Freehold

Council Tax Band D

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, staircase to the first floor, tiled flooring and radiator.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising vanity wash hand basin with mixer tap and tiled splashback, dual flush WC with hidden cistern, tiled floor and radiator.

LOUNGE - 4.93 (16'2")m x 3.1 (10'2")m into alcove

With radiator and multi stove burner with inglenook brick surround, tiled hearth and oak beam above.

KITCHEN DINER - 5.28m x 3.25m (17'4" x 10'8")

With a stunning range of shaker design wall, drawer, and floor units with granite work surface and solid oak top, Belfast sink with mixer tap, four ring induction hob with granite splashback and brushed steel Neff electric extractor fan over with glass inlay, integrated electric oven, integrated dishwasher, under counter fridge/freezer, two radiators, tiled floor, under stairs storage cupboard, LED downlights and UPVC French doors open to the southerly facing rear garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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FIRST FLOOR

LANDING - With access to the loft via a dropdown ladder.

BEDROOM ONE - 3.43m x 3.15m (11'3" x 10'4")

With radiator and built-in cupboard.

EN-SUITE - Fitted with a stunning three-piece suite comprising corner shower cubicle with drench showerhead and shower attachment, vanity wash hand basin with pull out drawers, dual flush WC, fully tiled walls, art deco style towel rail, tiled flooring and electric extractor fan.

BEDROOM TWO - 3.15m x 3.12m (10'4" x 10'3")

With radiator.

BEDROOM THREE - 2.4m x 2.06m (7'10" x 6'9")

With radiator.

FAMILY BATHROOM - Fitted with a modern three-piece suite comprising Porcelain tiled panelled bath with waterfall mixer tap, shower attachment and glass shower screen, vanity unit with wash hand basin, dual flush WC, Porcelain tiled floor, part Porcelain tiled walls, LED downlights and electric extractor fan.

EXTERNALLY

The property is positioned overlooking Wynyard duck pond and is pedestrianised to the front with a flagstone pathway, bush borders and gravelled garden. To the rear there is a double detached garage with electric roller door, power, light and a UPVC door with glass inlay opens to the southerly facing low maintenance rear garden with large slate tile patio area, raised timber decked area, outside tap and there is a brick built utility cupboard with UPVC door with glass inlay, power supply, light and plumbing for a washing machine.

TENURE - FREEHOLD

COUNCIL TAX BAND D

AGENTS REF: - MH/LS/BIL250262/04112025

Council Tax Band: D **Tenure:** Freehold

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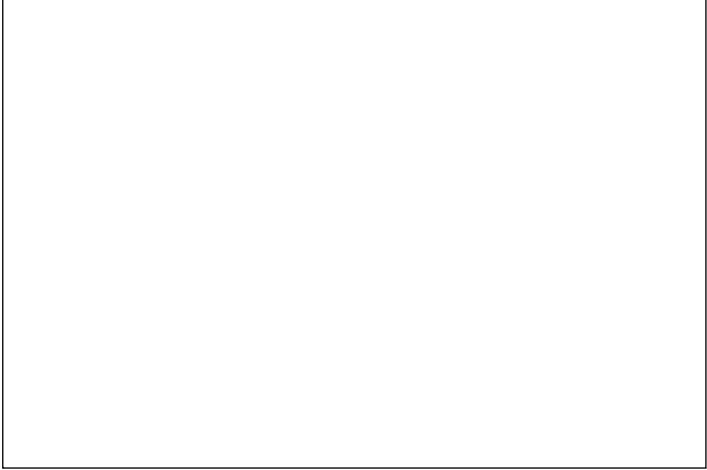
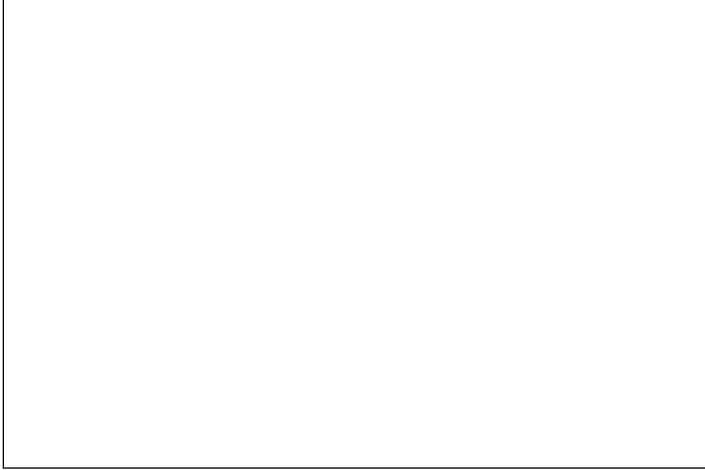
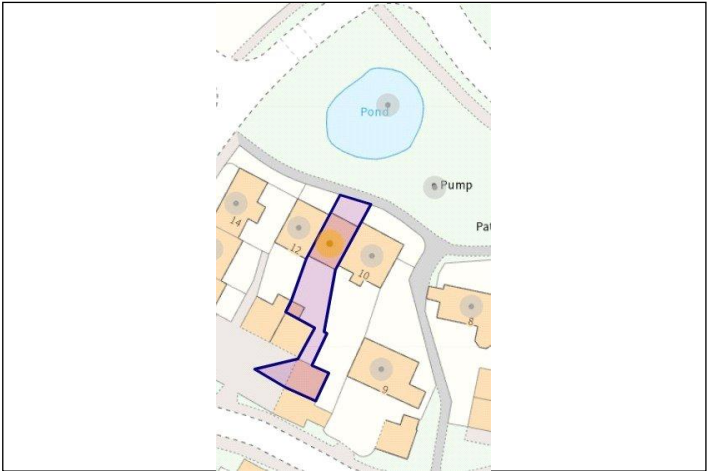
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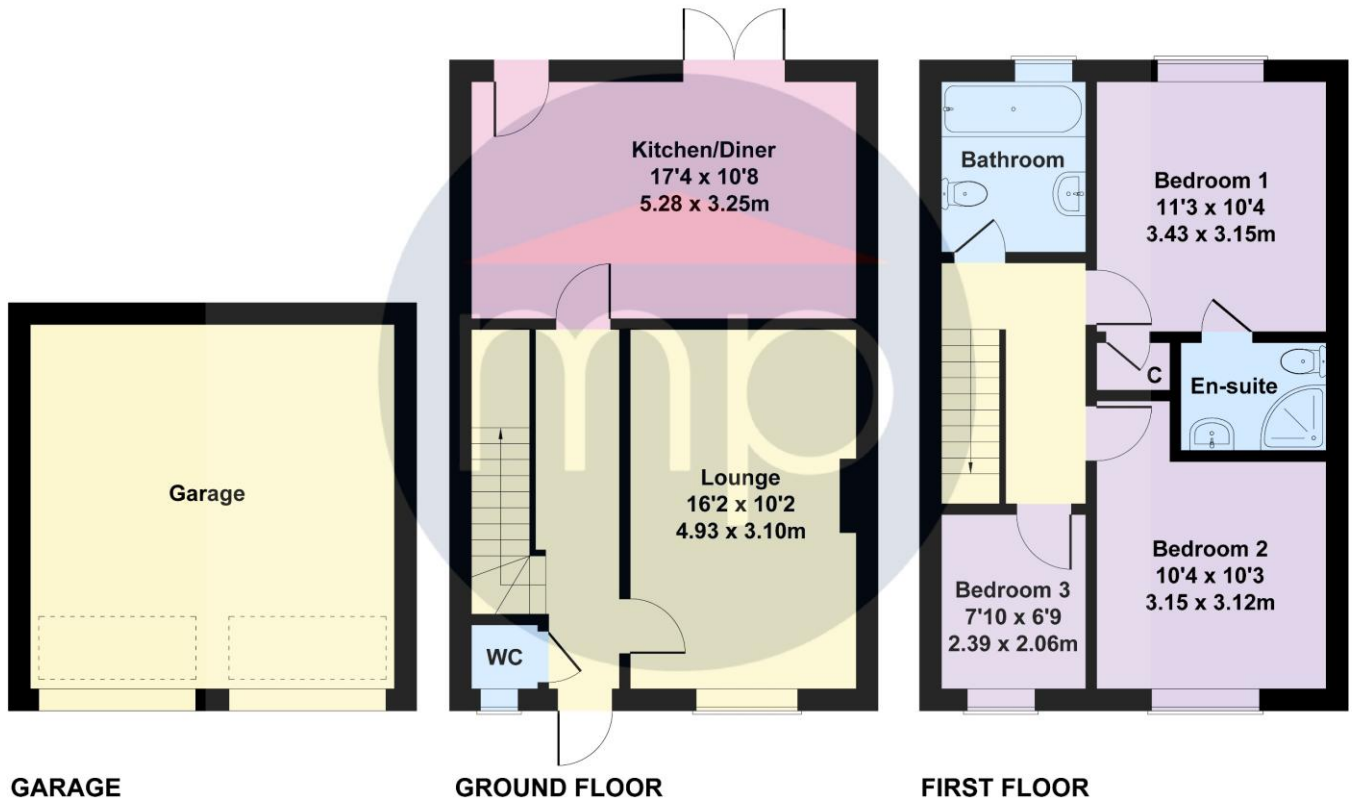


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The Granary

Approximate Gross Internal Area
947 sq ft - 88 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025
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