

BRIERLEY DRIVE, THE WYND, WYNYARD, TS22 5QL



- ▲ A Genuine "See It to Believe It" Two Bedroom Bungalow
- ▲ Highest Quality Fully Furnished Accommodation in Delightful Wynyard Village Surroundings
- ▲ Re-Modelled Then Comprehensively Refurbished with Every Room Good
- ▲ Well-Kept Rear Garden with Low Maintenance in Mind
- ▲ Detached Garage & Parking to the Rear
- ▲ Fabulous Open Plan Living/Dining/Kitchen with Stunning Modern Units & Built-In Appliances

£325,000

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This genuine "See It to Believe It" Wynyard bungalow has undergone comprehensive remodelling and refurbishment over the years with every single room seeing the benefit. The end result is a fantastic, incredibly high standard home right at the heart of Wynyard Village.

The superbly presented interior comprises briefly entrance porch, hallway, fabulously light, bright and airy open plan living/dining/kitchen which is kitted out with a stunning range of modern contemporary style units, top quality built in appliances, two double bedrooms and fabulous modern shower room. The well-kept and nicely laid out garden has low maintenance in mind with raised wooden decked area, astro turf lawn and backs on woodland.

Other features worthy of a mention include a detached garage to the rear, UPVC double glazed windows and central heating with a combi boiler. The loft is also large with the view of extending upwards (Subject to planning and building regulations).

GROUND FLOOR

ENTRANCE PORCH - Solid wood double entrance doors with glass inlay to a spacious porch area with tiled flooring.

HALLWAY - Wooden entrance door with glass inlay, Karndean tiled flooring, storage cupboard and access to the boarded loft space via sturdy dropdown ladder housing the combination boiler.

BEDROOM ONE - 3.58m x 2.72m (11'9" x 8'11")

With radiator.

BEDROOM TWO - 3.4m x 2.57m (11'2" x 8'5")

With radiator.

SHOWER ROOM - Fitted with an ultra-modern three-piece suite comprising double walk-in shower with drench shower over, vanity sink unit with mixer tap, dual flush WC with hidden cistern, fully tiled walls, tiled floor, chrome towel rail and LED downlights.

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OPEN LIVING/DINING/KITCHEN AREA - 6.58m (21'7") x 3.9m (12'10") in the living area

Fitted with a feature marble fireplace, two radiators, Karndean tiled flooring and double French doors open to the rear garden.

KITCHEN AREA - 2.84m (9'4") x 2.7m (8'10") in the kitchen area

Fitted with a range of modern high gloss wall, drawer, and floor units with complementary work surface, stainless steel sink with extendable mixer tap and drainer, four ring induction hob with brushed splashback and brushed steel electric extractor fan over, integrated electric oven, integrated fridge freezer and integrated washing machine. Subway tiled walls and Karndean tiled flooring.

GARAGE - 5.92m x 3.05m (19'5" x 10')

The garage features an up and over door, power supply, light and side access door to the large barn style open garage area.

AGENTS REF: - MH/LS/BIL250313/06082025

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

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EXTERNALLY

GARDENS - To the front there is a lawned garden with bushed and gravel border and to the rear the low maintenance garden is a lovely space with raised wooden decked areas, astro turf and flagstone pathway leading to the garage and gravelled area.

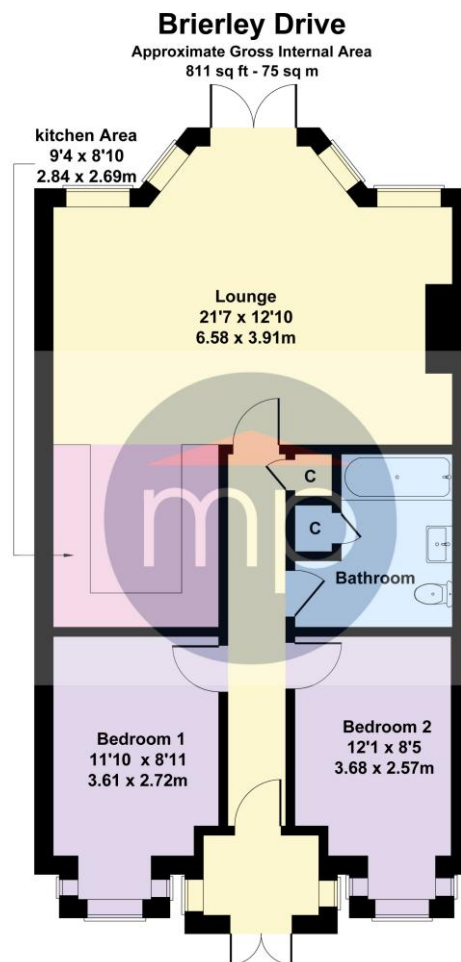
LARGE BARN STYLE OPEN GARAGE - 5.92m x 4m (19'5" x 13'1")

A block paved driveway for a number of cars leads to a large barn style open garage with power and rear access to the garden.



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Not to Scale. Produced by The Plan Portal 2025
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