

GOSHAWK COURT, WYNYARD, TS22 5FW



- ▲ Superb Example of an Extremely Modern Detached House
- ▲ Popular David Wilson Built 'Cornell' Design
- ▲ Four Bedrooms & Two Bath/Shower Rooms

- ▲ Master Bedroom with Fitted Wardrobes
- ▲ Southerly Facing Rear Garden, Driveway & Detached Garage
- ▲ Open Plan Well Equipped Modern Kitchen/Diner with Built-In Appliances
- ▲ Utility Room & Downstairs WC

£345,000

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You'll find this brilliantly modern, well designed David Wilson built ' Cornell' detached house set at the head of a lovely cul-de-sac which is fine-tuned for today's growing families.

The neat, organised and nicely turned out accommodation comprises entrance hall, front lounge, a modern, well-equipped kitchen/diner with built-in appliances, utility room and cloakroom/WC. The first floor has three double bedrooms (master bedroom with en-suite and built-in wardrobes), roomy single and a family bathroom with a three-piece suite.

Outside, there is a neat garden at the front and a southerly facing rear garden with well-placed patio areas, Herringbone block paved driveway and detached garage.

As you'd expect from such a modern place, all of the fixtures and fittings are bang up to date with UPVC windows, gas central heating and has access to the Wynyard Estate facilities.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, storage, radiator, thermostat heating control, woodgrain effect vinyl flooring and staircase to the first floor.

LOUNGE - 6.43m x 4.01m (21'1" x 13'2")

With two radiators and bay window.

KITCHEN/FAMILY/DINING ROOM - 6.43m x 5m (21'1" x 16'5")

Fitted with a range of modern high gloss wall, drawer, and floor units with complementary wood effect work surface and breakfast bar, five ring gas hob with splashback and brushed steel electric extractor fan over, integrated double oven and grill, integrated fridge freezer and dishwasher. Woodgrain effect vinyl flooring, radiator and UPVC French doors open to the southerly facing rear garden.

UTILITY - 1.85m x 1.75m (6'1" x 5'9")

With high gloss wall and floor units, complementary wood effect work surface, plumbing for washing machine and dryer, wall mounted gas boiler, woodgrain effect vinyl flooring and composite door with glass inlay to the side aspect.

WC - 1.78m x 0.97m (5'10" x 3'2")

Fitted with a white modern two-piece suite comprising wash hand basin with tiled splashback and dual flush WC. Radiator, woodgrain effect vinyl flooring and electric extractor fan.

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FIRST FLOOR

LANDING - With access to the loft and airing cupboard housing the water tank.

BEDROOM ONE - 5.38m x 3.58m (17'8" x 11'9")

With radiator and built-in fitted wardrobes with mirror sliding door.

EN-SUITE - 2m x 1.32m (6'7" x 4'4")

Fitted with a modern white three-piece suite comprising shower cubicle with glass shower door, wash hand basin with mixer tap and dual flush WC. Radiator and electric extractor fan.

BEDROOM TWO - 3.76m x 3.66m (12'4" x 12')

With radiator.

BEDROOM THREE - 3.76m x 2.67m (12'4" x 8'9")

With radiator.

BEDROOM FOUR - 2.57m x 2.16m (8'5" x 7'1")

With radiator and over stairs storage cupboard.

FAMILY BATHROOM - 2.06m x 1.85m (6'9" x 6'1")

Fitted with a white modern three-piece suite comprising panelled bath with mixer tap, dual flush WC and wash hand basin with mixer tap. Towel rail, woodgrain effect vinyl flooring, electric extractor fan and part tiled walls.

EXTERNALLY

REAR GARDEN - The property sits on a corner plot with a southerly facing rear garden featuring a flagstone patio area, lawn and flower borders.

PARKING & GARAGE - A Herringbone block paved driveway leads to a detached garage with up and over door, power supply and light.

AGENTS REF: - MH/LS/BIL260001/05012026

Council Tax Band: F

Tenure: Freehold

TO VIEW: Contact our Billingham office on

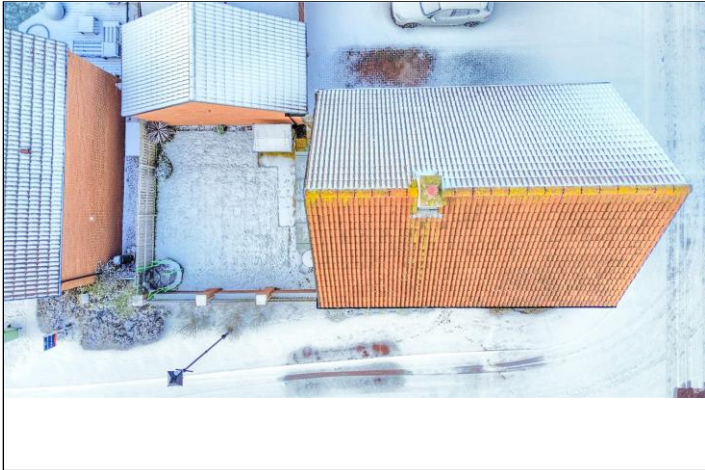
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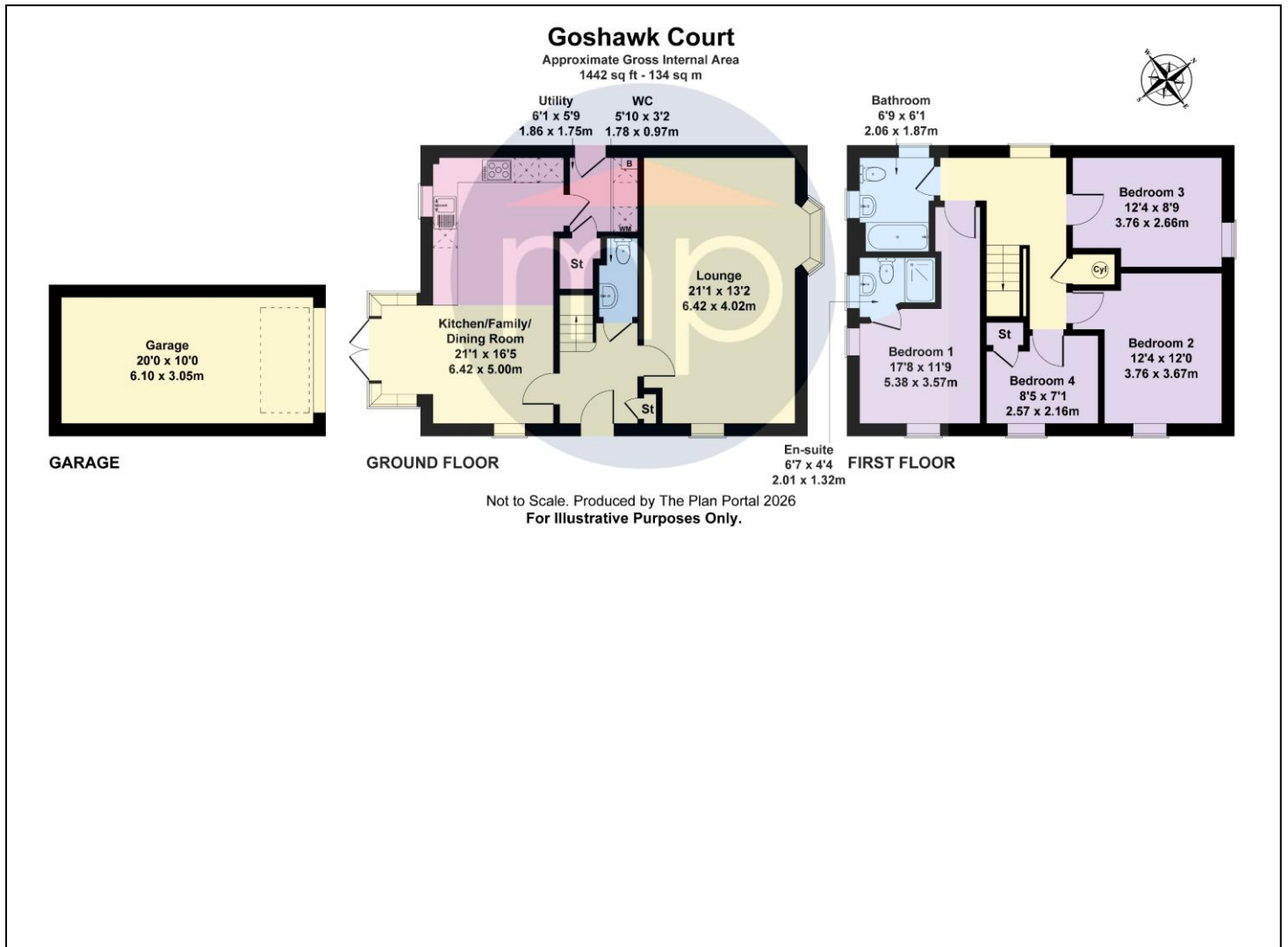


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