





Drayton Gardens,Wynyard Billingham TS22 5FP

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welcome to

Drayton Gardens, Wynyard Billingham

A spacious four-bedroom detached family home with front and rear gardens, driveway and garage. Featuring a lounge, open-plan kitchen/diner, utility room and WC. Four first-floor bedrooms, including a master with en suite, plus a family bathroom. Ideal for modern family living.

Entrance Hall
Double glazed door to front, double glazed window to front, tiled flooring, radiator, door to lounge, door to kitchen

Lounge
13' 2" x 9' 9" (4.01m x 2.97m)
Two double glazed window to front, radiator, TV point

Kitchen/Diner
16' 8" x 12' 11" (5.08m x 3.94m)
Modern fitted kitchen, range of wall and base units with contrasting working surfaces and matching upstands, stainless steel one and a half sink with drainer and mixer tap, two built-in electric ovens, gas hob, integral dishwasher, integral fridge freezer, radiator, double glazed french doors to rear, open to family area to rear, door to utility/WC, tiled flooring

Family Area
Tiled flooring, radiator, double glazed french doors and double glazed bi-fold doors to rear

Utility Room
6' x 4' 9" (1.83m x 1.45m)
Matching base units and worktops, stainless steel sink with mixer tap, plumbing for washing machine, tiled flooring, door to WC, personnel door to garage

Downstairs Wc
Low level WC, wall hung wash hand basin with mixer tap, partially tiled walls, tiled flooring, radiator

Landing
Radiator, loft access, two door built-in storage cupboard housing combi boiler

Bedroom 1
13' 2" max x 11' 11" (4.01m max x 3.63m)
Double glazed window to front, three door fitted sliding door wardrobe, radiator

En Suite
Walk-in shower, wash hand basin on vanity unit with mixer tap, built-in storage cupboard, partially tiled walls, tiled flooring, chrome heated towel rail, spotlights, extractor fan, double glazed window to side

Bedroom 2
14' 5" max x 9' max (4.39m max x 2.74m max)
Double glazed window to rear, radiator

Bedroom 3
12' 7" max x 9' max (3.84m max x 2.74m max)
Double glazed window to rear, radiator

Bedroom 4
11' 1" max x 10' 2" (3.38m max x 3.10m)
Double glazed window to front, radiator

Bathroom
Panel bath with central tap, over head shower with glass screen, wash hand basin with mixer tap on vanity unit, low level WC, partially tiled walls, tiled flooring, spotlights, extractor fan, chrome heated towel rail, double glazed window to side

Front Garden
Small lawned area, with double width block paved driveway, garage, gated access to rear garden

Rear Garden
Enclosed with a fence border, laid to a mix of lawn and patio, lighting and outside tap.





Garage
Up and over door to front, power, lighting





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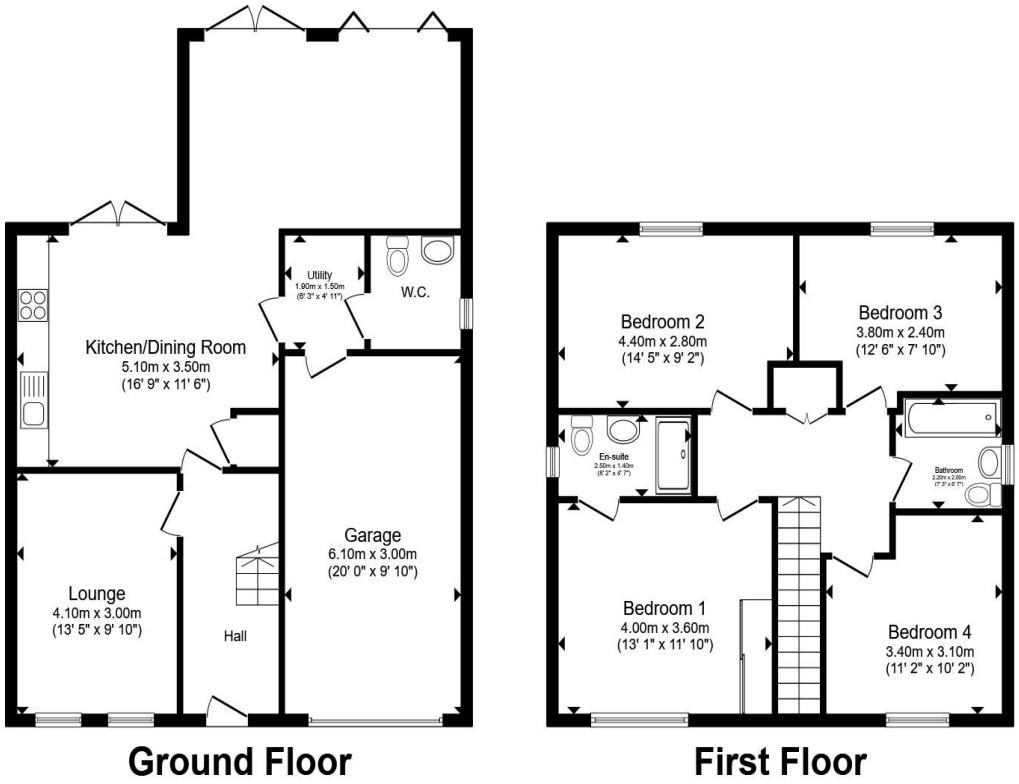
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Drayton Gardens, Wynyard Billingham

- DOUBLE WIDTH BLOCK PAVED DRIVEWAY
- GARAGE
- MASTER BEDROOM WITH EN SUITE
- OPEN PLAN KITCHEN/DINER
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£325,000



Total floor area 152.2 m² (1,638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
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