

MULBERRY WAY, WYNYARD, TS22 5FL



- ▲ Prestigious Wynyard location offering an exceptional family lifestyle
- ▲ Stunning 24ft open-plan kitchen, dining and family room
- ▲ French doors and bi-fold doors opening directly onto the garden
- ▲ Four generous bedrooms including a principal suite with en-suite
- ▲ Luxury family bathroom with walk-in rainfall shower and two-person bath
- ▲ Separate reception room ideal as a snug, playroom or home office
- ▲ Landscaped rear garden perfect for entertaining and family life with open views
- ▲ Beautifully presented and ready to move straight into
- ▲ Boarded and racked-out loft provides excellent storage
- ▲ Generous block paved parking and garage

£350,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Imagine waking to peaceful mornings in one of the North East's most desirable villages before taking a stroll through Wynyard's woodland walks, meeting friends for coffee nearby, then returning home to a light-filled kitchen where family life naturally comes together. As the evening arrives, bi-fold doors slide open, children play safely on the lawn while dinner is served, and the garden becomes an effortless extension of your living space. This is a home built around modern family life, where every day feels just that little bit more special.

Beautifully presented throughout, this impressive four-bedroom detached home combines contemporary style with practical family living. Every room has been thoughtfully designed to maximise light, space and comfort, creating a home that's equally suited to busy weekday routines and relaxed weekends spent entertaining.

At its heart is the stunning open-plan kitchen, dining and family room—a space that truly defines modern living. Measuring over 24 feet in length, it features a stylish shaker kitchen with integrated AEG appliances, generous worktops and a sociable layout centred around family life. French doors and bi-fold doors flood the room with natural light and seamlessly connect the indoors with the beautifully enclosed rear garden, making summer barbecues, children's parties and family celebrations feel effortless.

A separate sitting room provides valuable flexibility, whether as a peaceful retreat, children's playroom, cinema room or home office, allowing every member of the family their own space when needed.

Upstairs, four well-proportioned bedrooms ensure everyone has room to grow. The principal suite enjoys its own stylish en-suite, while the luxurious family bathroom, complete with both a walk-in rainfall shower and two-person bath, offers the perfect place to unwind after a busy day. A fourth bedroom currently serves as a home office, highlighting the versatility modern buyers increasingly seek.

Outside, the enclosed rear garden has been designed for easy enjoyment rather than endless maintenance. A generous patio creates the ideal setting for outdoor dining and entertaining, while the lawn provides a safe space for children and pets to play. Whether it's morning coffee in the sunshine, alfresco dinners with friends or watching the children enjoy the garden from the kitchen, every aspect of the home has been designed to enhance everyday living.

Located within the prestigious Wynyard development, you'll enjoy a lifestyle that extends well beyond your front door. Woodland walks, cycling routes, championship golf, excellent road links and highly regarded schools combine to create one of the North East's most sought-after places to call home. It's a community where families flourish and neighbours become friends.

TO VIEW: Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



MULBERRY WAY, TS22 5FL

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with double glazed window to the front aspect to entrance hall with engineered flooring, radiator, antique style smoked mirror and under stairs cupboard.

GROUND FLOOR CLOAKROOM/WC

With feature mirror, tiled walls and floor, low level WC with hidden cistern, floating wash hand basin, single radiator and extractor fan.

SITTING ROOM - 3.12m x 2.67m (max) (10'3" x 8'9" (max))

With double glazed window to the front aspect and single radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM - 7.5m x 5.1m (max) (24'7" x 16'9" (max))

With double glazed French doors and double glazed bi-fold doors open to the rear garden, modern vertical twin radiator, engineered flooring and spotlights to ceiling. Shaker style kitchen with complementary granite effect worktops incorporating an asterite one and a half bowl sink and drainer unit with mixer tap, five ring AEG hob with overhead extractor hood and stainless steel splashback, double electric AEG oven, plinth lighting, and integrated dishwasher, washing machine and fridge freezer.

FIRST FLOOR

HALF GALLERY LANDING - 3.76m x 1.98m (min) (12'4" x 6'6" (min))

With double glazed window to the front aspect, single radiator, fitted feature mirror, airing cupboard, loft access and air flow system.

MASTER BEDROOM - 3.5m x 3.1m (11'6" x 10'2")

With double glazed window to the rear aspect and single radiator.

EN-SUITE

With double glazed window to the side aspect, chrome heated towel rail, double shower enclosure with waterfall style shower and shower attachment, floating style vanity unit with drawer below, low level WC with hidden cistern, tiled walls and floor, fitted wall mirror and shaver point.

BEDROOM TWO - 3.76m x 2.92m (12'4" x 9'7")

With double glazed window to the rear aspect and single radiator.

BEDROOM THREE - 2.64m x 3.25m (max) (8'8" x 10'8" (max))

With double glazed window to the front aspect and single radiator.

BEDROOM FOUR - 2.3m x 2.64m (7'7" x 8'8")

Currently used as a home office with double glazed window to the front aspect and single radiator.

BATHROOM

With double glazed window to the side aspect, two seater side panelled bath with shower attachment, low level WC with hidden cistern, floating style vanity unit with drawer below, double walk-in shower with waterfall style shower and attachment, tiled walls and floor, feature fitted mirror, shaver point, chrome heated towel rail, spotlights to ceiling and extractor fan.

BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/BIL260242/01072026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**

MULBERRY WAY, TS22 5FL



MULBERRY WAY, TS22 5FL



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	82 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY