

11 Brambling Grove, Wynyard

£318,000

Michael Poole
SALES · LETTINGS · AUCTIONS



11 Brambling Grove

Wynyard, Billingham

This Stunningly Presented David Wilson Built ‘Bradgate Design’ Family Sized Home is Offered to the Market with a CHAIN FREE SALE, West Facing Rear Garden & Detached Garage.

- David Wilson Built Bradgate Designed Detached House
- Four Double Bedrooms & Two Bath/Shower Rooms
- Westerly Facing Rear Garden, Detached Garage & Block Paved Driveway
- Over 1,400 Sq. Ft of Living Accommodation
- Beautifully Presented Throughout
- Fantastic Open Plan Kitchen/Dining/Living Area

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Built by David Wilson, the Bradgate is an excellently designed family friendly home that offers over 1,400 sq. ft of accommodation and is ideally placed in a cul-de-sac position with benefit of a WESTERLY facing rear garden.

The beautifully presented interior comprises entrance hall, spacious lounge with bay window, study, downstairs WC, fabulous open plan living/kitchen/diner with modern units and utility room.

To the first floor there is a landing, bedroom with modern en-suite, three further double bedrooms and a family bathroom with modern suite.

Outside there are gardens to the front and a westerly facing rear garden with some well-placed patio areas.

Other features include gas central heating, UPVC double glazing, block paved driveway, detached garage, electric robotic mower and access to the Wynyard services.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











GROUND FLOOR

Entrance Hall
Composite entrance door with glass inlay to a spacious hallway with staircase to the first floor, storage cupboard, radiator and tiled floor.

Ground Floor WC
Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, dual flush WC, radiator, tiled floor and electric extractor fan.

Lounge - 16' 4" (max) x 12' 0" (4.98m (max) x 3.66m)
With radiator and bay window.

Study - 9' 0" x 7' 6" (2.74m x 2.29m)
With radiator.

Kitchen/Dining/Family Room - 28' 5" x 15' 9" (8.66m x 4.80m)
Fitted with a stunning range of white high gloss wall, drawer, and floor units with complementary work surface and breakfast bar, under unit lighting, integrated electric oven and grill, five ring gas hob with glass splashback and brushed steel electric extractor fan over, integrated dishwasher, integrated fridge freezer, LED downlights, tiled floor, two radiators, under stairs storage cupboard and bay window in dining area with UPVC French doors open to the rear garden.

Utility - 5' 6" x 5' 7" (1.68m x 1.70m)
Fitted with high gloss wall and floor units with complementary work surface, Ideal Logic boiler, plumbing for washing machine, tiled floor and composite door to the side aspect.







FIRST FLOOR

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

Bedroom One - 12' 9" x 12' 5" (3.89m x 3.78m)
With radiator.

En-Suite
Fitted with a modern three-piece suite comprising double shower cubicle with shower over, tiled splashback and glass shower door, wash hand basin with mixer tap and dual flush WC, towel rail, part tiled walls, tiled floor and electric extractor fan.

Bedroom Two - 12' 2" x 12' 9" (3.70m x 3.89m)
With radiator.

Bedroom Three - 10' 11" x 10' 8" (3.33m x 3.25m)
With radiator.

Bedroom Four - 11' 0" x 10' 2" (3.35m x 3.10m)
With radiator.

Bathroom
Fitted with a modern three-piece suite comprising panelled bath with shower over, mixer tap and concertina door, wash hand basin with mixer tap, dual flush WC, radiator, part tiled walls, tiled walls and electric extractor fan.

EXTERNALLY

Gardens & Garage
To the front there is a lawned garden with mature bush border, a flagstone pathway to the entrance door and a double tandem block paved driveway leads to a detached garage with up and over door, power supple and light. Side gated access leads to the generous westerly facing rear garden with flagstone patio area, lawn, raised timber decked area, outside tap and power point, and an electric remote lawnmower is included in the sale.





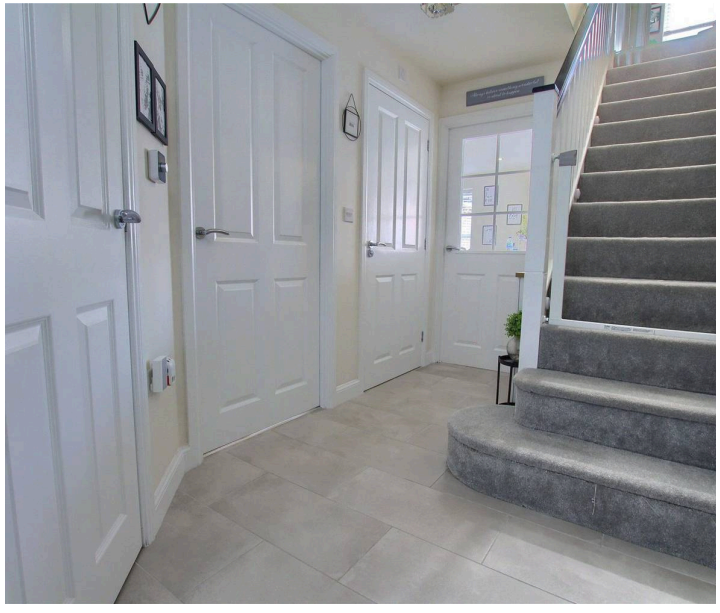


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Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal 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.

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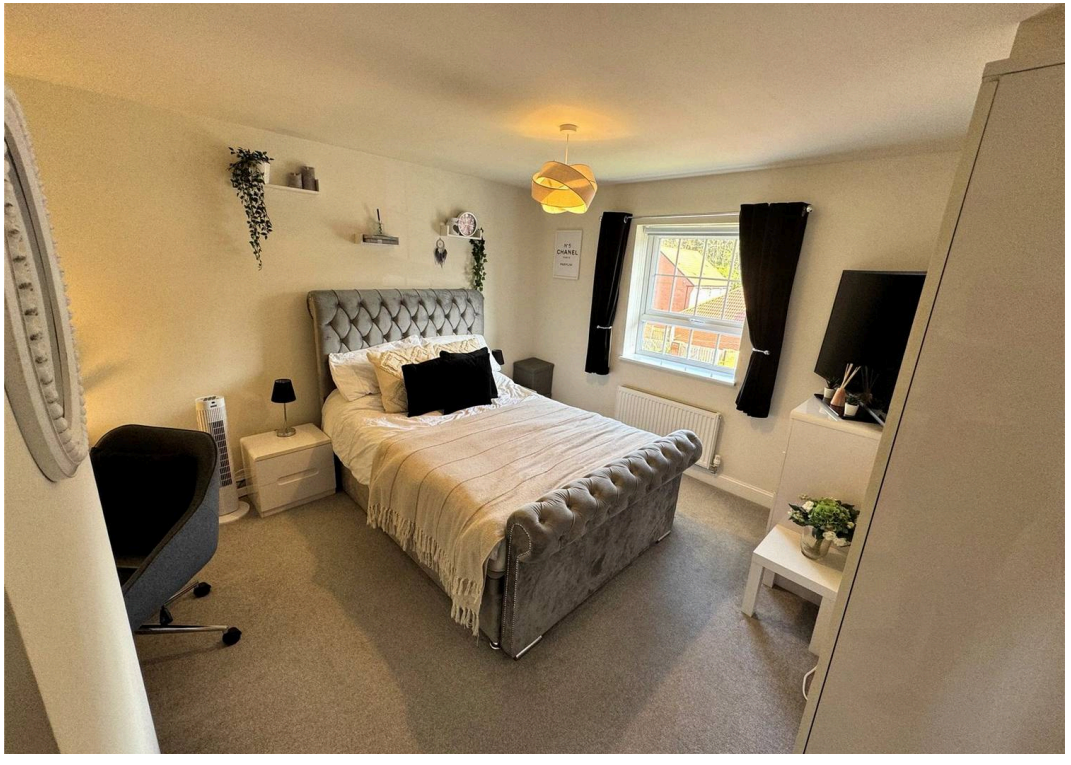



















The Princess


HARPER
GIRAFFES CAN'T
The Highway
GRUFFALO





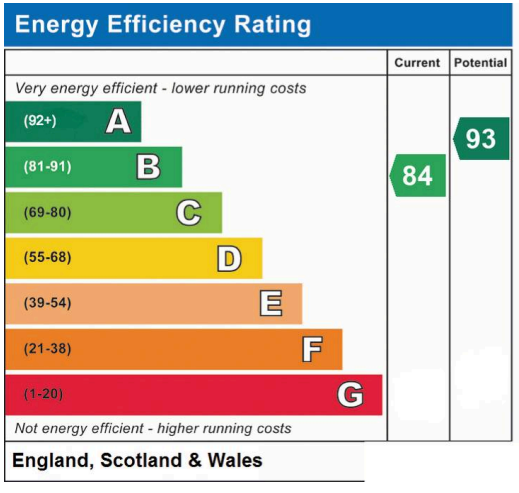

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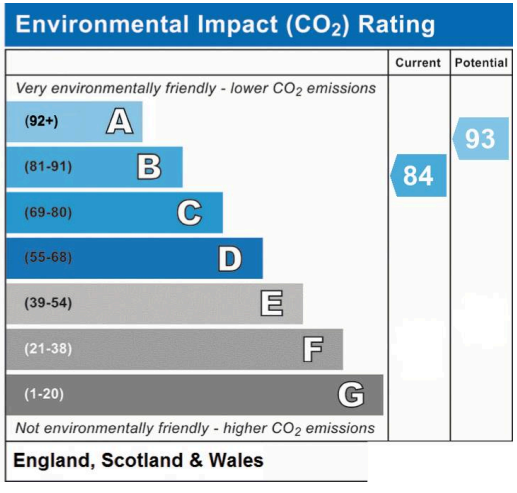




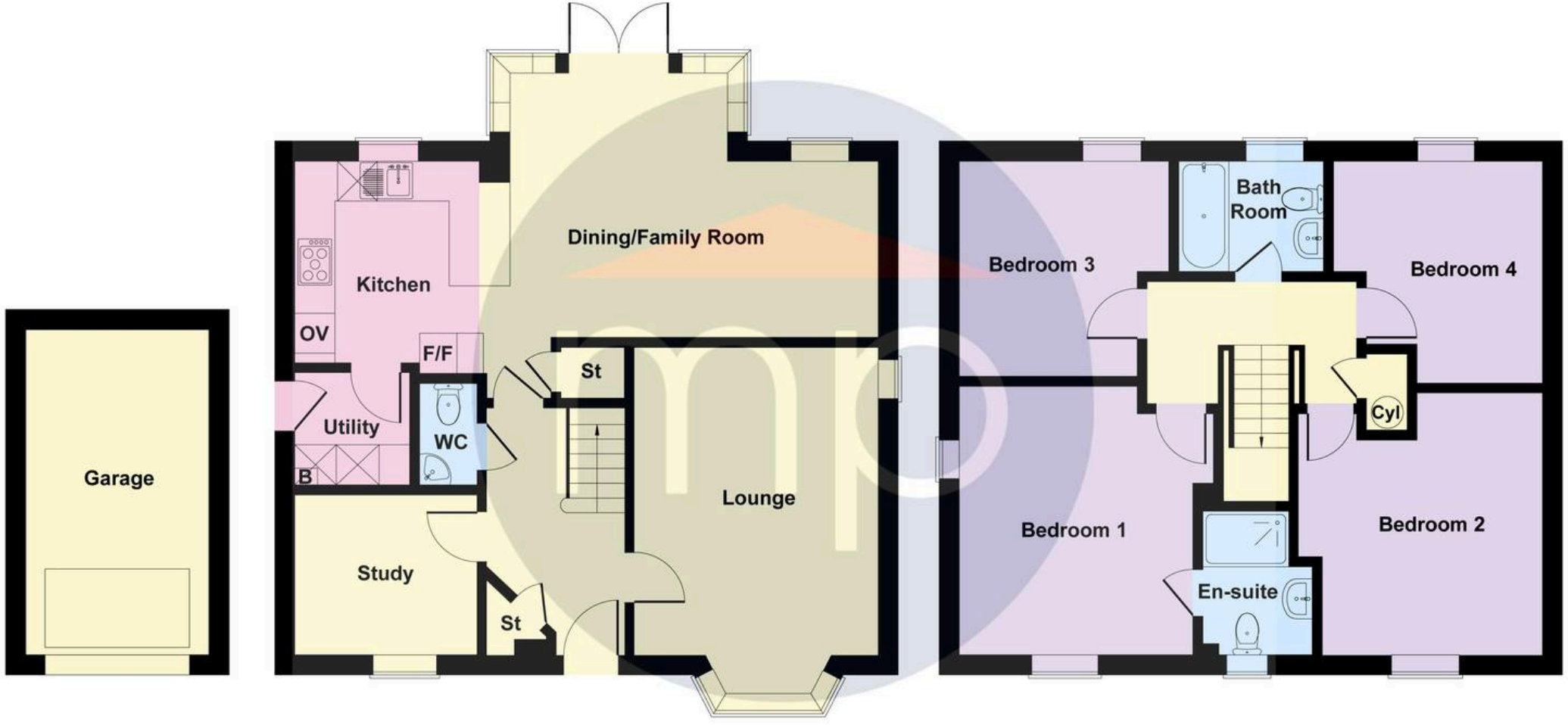





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
93
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
84
93
England, Scotland & Wales

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GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024

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