

WYNYARD ROAD, WOLVISTON, BILLINGHAM, TS22 5LJ



- ▲ Set in The Heart of Wolviston Village with a Fantastic Position
- ▲ Over 1,700 Sq. Ft of Living Accommodation
- ▲ Three/Four Bedroom Detached House
- ▲ Driveway, 21ft Garage & Wraparound Gardens

- ▲ 20ft Lounge, Sitting Room & Conservatory
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing
- ▲ Breakfast Kitchen with Modern Units

£435,000

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This fabulous, detached house offers more than meets your eye with spacious accommodation throughout!!

Positioned in the ever popular Wolviston Village and with over 1,700 Sq. Ft. of accommodation the interior has some genuine charm about it and comprises storm porch, hallway, 20ft lounge, conservatory, kitchen/breakfast room with a range of modern units, useful utility room, sitting room/downstairs bedroom and downstairs WC. The first floor has a large landing with storage, three double bedrooms and bathroom with four-piece suite. Outside there are beautifully presented wraparound gardens with rear concrete patterned courtyard area that has a southerly facing aspect.

Other features include gas central heating with combi boiler, UPVC double glazing and block paved driveway leading up to a 21ft garage.

GROUND FLOOR

STORM PORCH

ENTRANCE HALL - With UPVC double glazed entrance door to a spacious entrance hall with Karndean flooring, vertical tube radiator, thermostat heating control and staircase to the first floor.

BREAKFAST KITCHEN - 4.22m x 3.76m (13'10" x 12'4")

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary wood effect work surface, four ring ceramic hob with glass splashback and brushed steel electric extractor fan over, integrated electric oven and grill, one and a half bowl sink with mixer tap and drainer, integrated fridge freezer and dishwasher, and tile effect vinyl flooring.

LOUNGE - 6.15m x 3.73m (max) (20'2" x 12'3" (max))

With bay window, radiator, living flame electric fire in wood surround with marble hearth and UPVC French doors open to ...

CONSERVATORY - 3.33m x 3.07m (10'11" x 10'1")

A useful addition to the property creating some extra living space and featuring under floor heating, vertical tube radiator and UPVC double glazed French doors open to the garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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SITTING ROOM/BEDROOM - 4.24m x 3.25m (13'11" x 10'8")

With radiator.

UTILITY ROOM - 2.77m x 2.77m (9'1" x 9'1")

Fitted with a range of pine effect wall and floor units with complementary work surface, stainless steel sink with mixer tap and drainer, storage cupboard, plumbing for washing machine and dryer, part tiled walls and UPVC double glazed door to the rear garden.

WC - White two-piece suite with wash hand basin, dual flush WC, part tiled walls and tiled floor and radiator.

FIRST FLOOR

LANDING - A spacious landing with Velux window, access to the loft and two storage cupboards.

BEDROOM ONE - 6.1m (20') with reduced head height x 3.76m (12'4")

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

BEDROOM TWO - 3.8m (12'6") x 3.6m (11'10") with reduced head height

With radiator and two built-in storage cupboards.

BEDROOM THREE - 4.17m (13'8") (max) x 3.33m (10'11") with reduced head height

With radiator and built-in fitted wardrobe.

BATHROOM - Fitted with a modern four-piece suite comprising corner shower cubicle with shower over and glass sliding doors, panelled bath with mixer tap, vanity unit with wash hand basin and mixer tap, WC with hidden cistern, towel rail, Velux window, part tiled walls and tiled floor with under floor heating.

EXTERNALLY

GARDENS - The property sits on a generous plot with gardens to the front, side and rear. To the front there is a lawned garden with mature bush and flower borders, slate gravel pathways and rockery. Side gated access leads to a concrete patterned courtyard area to the rear boasting a southerly facing aspect and outside tap.

GARAGE - 6.45m x 2.77m (21'2" x 9'1")

A double width block paved driveway leads to the garage with electric roller door, power supply and light.

AGENTS REF: - MH/LS/BIL240024/20022026

Council Tax Band: F **Tenure:** Freehold

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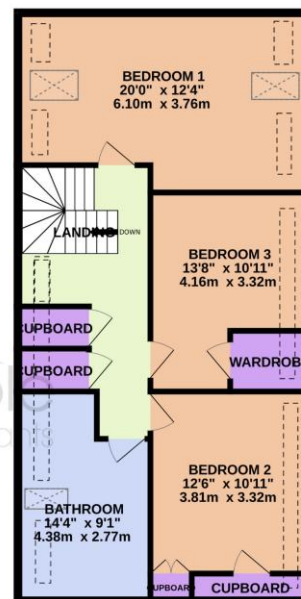
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GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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