



26 Wellington Drive, Wynyard
£600,000





26 Wellington Drive

Wynyard, Billingham

A beautifully presented and spacious five-bedroom detached Charles Church Tennyson, boasting stylish interiors, generous living accommodation and a superb landscaped garden.

- A Really Spacious Charles Church Built 'Tennyson' Design Family Size Detached House
- Superbly Positioned with Generous Block Paved Driveway & Large Storage with Studio
- Fabulously Laid out Rear Garden with Entertaining Area & Summer House
- Five Bedrooms Complimented by Three Bath/Shower Rooms
- Main Lounge with Fabulous Fireplace & Family Room
- Kitchen/Diner with Attractive Range of High Gloss Units

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This beautifully presented and generously proportioned Charles Church **Tennyson design** is an impressive detached family home, offering spacious and versatile accommodation throughout. Stylishly presented with a contemporary eye for detail, the property enjoys a desirable setting together with a beautifully landscaped garden, ideal for entertaining and outdoor living.

The welcoming entrance hallway features a striking **solid oak staircase** and provides access to the ground-floor accommodation, including a convenient cloakroom/WC, impressive main lounge with feature fireplace, and a generous family room.

At the heart of the home is the spacious **kitchen/diner**, fitted with a range of attractive modern high-gloss units and providing an excellent space for family gatherings and entertaining. A useful utility room completes the ground floor.

To the first floor, the **master bedroom** benefits from modern fitted wardrobes and a fabulous en-suite bathroom. Bedroom two/guest bedroom also enjoys its own shower room en-suite, while three further well-proportioned double bedrooms provide excellent additional accommodation. A stylish family bathroom with a four-piece suite completes the first floor.

Externally, the property continues to impress with its **beautifully landscaped garden**, offering a fantastic space for relaxing, entertaining and enjoying the outdoors.

A superb family home with generous accommodation, stylish presentation and a delightful location – an internal viewing is highly recommended to fully appreciate all that this impressive property has to offer.





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:

MH/LS/07102026

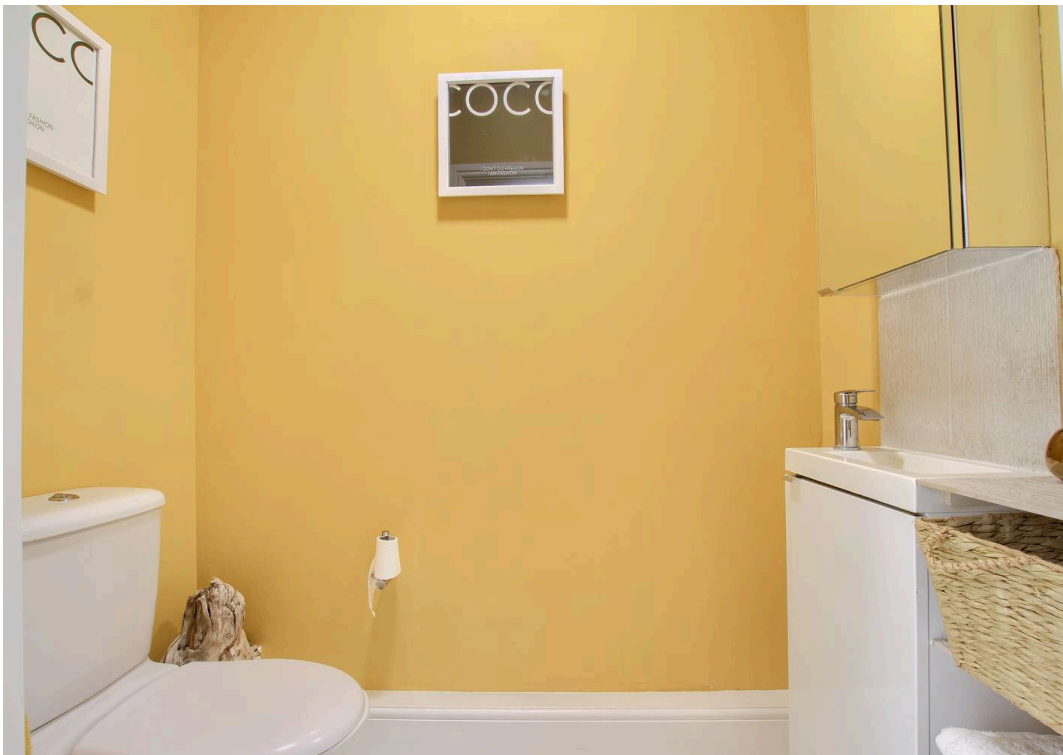
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



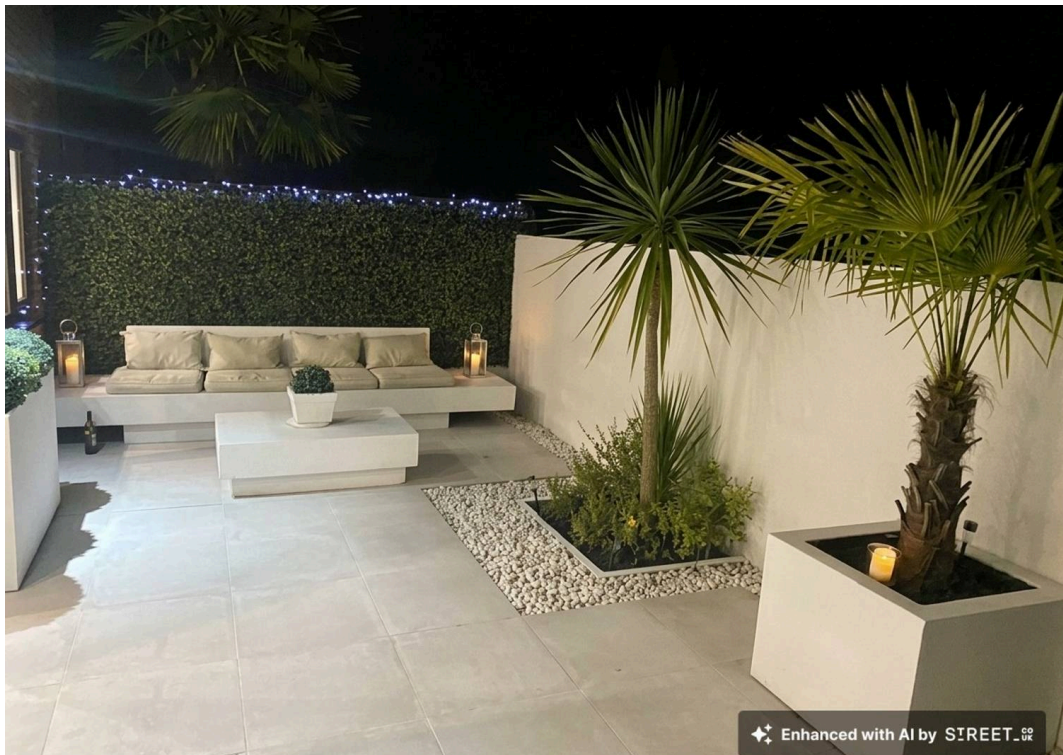
















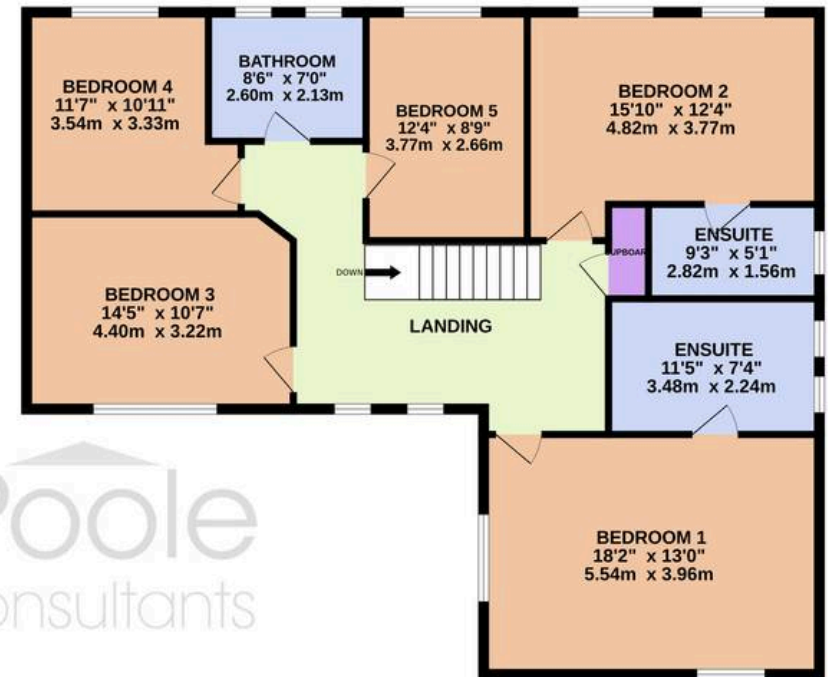
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GROUND FLOOR
1558 sq.ft. (144.7 sq.m.) approx.



1ST FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 2741 sq.ft. (254.7 sq.m.) approx.

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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	68	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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