

SPRING BANK WOOD, WYNYARD, TS22 5QW



- ▲ Fantastic Three Bedroom Semi Detached Cottage
- ▲ Beautifully Positioned in the Heart of Wynyard Village
- ▲ Stylish, Light & Airy Open Plan Living Throughout the Ground Floor
- ▲ Lounge & Extended Dining Room with French Doors & Velux Roof Light Windows

- ▲ Breakfast/Kitchen with a Superb Range of Modern Shaker Style Units & Built-In Appliances
- ▲ Attractive, Easy to Maintain Westerly Facing Rear Garden
- ▲ Garage, Parking for a Couple of Cars, Security Alarm System
- ▲ No Onward Chain

Offers in excess of £315,000

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With a sparkle in its eye and a spring in its step, this fantastic three-bedroom semi-detached Wynyard house with no onward chain has been extended, to create a wonderful home with modern open plan living across the ground floor being the stand out feature. It has so many lovely touches to brighten your day including a modern fitted kitchen with integral appliances, modern bathroom and en-suite, attractive easy to maintain westerly facing rear garden, garage and parking for a couple of cars.

Comprising briefly of entrance lobby with cloakroom WC, inner hallway, lounge with living flame gas fire, dining room extension with French doors & skylight windows, and breakfast/kitchen. The first floor has the master bedroom with fitted wardrobes and shower room en-suite, two further bedrooms and principal bathroom.

GROUND FLOOR

ENTRANCE LOBBY - With a hardwood entrance door with double glazed inserts, built-in cloaks cupboard, stripped oak flooring and radiator.

CLOAKROOM/WC - With a modern white dual-flush close-coupled WC, vanity wash hand basin with cabinet below, tile-effect laminated flooring and chrome towel radiator.

INNER HALLWAY - With staircase to the first floor, stripped oak flooring and radiator.

LOUNGE - 4.52m x 3.96m (14'10" x 13')

With modern chrome inset living-flame gas fire with marble surround, stripped oak flooring, radiator, and open plan layout into kitchen and...

DINING AREA - 3.35m x 2.3m (11' x 7'7")

With UPVC double glazed French door opening onto the patio and rear garden, stripped oak flooring, two rear-facing velux rooflight windows; chrome LED spotlights; and modern contemporary design radiator.

KITCHEN/BREAKFAST ROOM - 4.93m x 3.8m (16'2" x 12'6")

Fitted with a superb range of modern light oak style Shaker design wall, drawer and floor units with soft-close doors and under-unit lighting; solid black granite work surfaces with matching upstands; tiled splashbacks; inset stainless steel one-and-a-half bowl sink unit with mixer taps over; Rangemaster range cooker with black granite splashback and matching extractor hood; built-in washing machine, dishwasher, fridge, freezer and wine fridge; Karndean tile-effect flooring; and composite stable door with double glazed insert opening onto the rear garden.

TO VIEW: Tel: 01642 955140

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FIRST FLOOR

LANDING

MASTER BEDROOM - 3.25m (10'8") x 4.01m (13'2") into wardrobes

With modern fitted wardrobes across one wall with matching chest of drawers, radiator and connecting door into...

EN-SUITE SHOWER ROOM - With a modern white suite comprising of double shower cubicle with thermostat drench shower unit, pedestal wash hand basin, and dual-flush close-coupled WC; coordinated fully tiled walls; chrome towel radiator; and extractor fan.

BEDROOM TWO - 2.57m (8'5") x 3.86m (12'8") into wardrobes

With modern fitted wardrobes across one wall, radiator, vaulted ceiling, and feature rear-facing arched window.

BEDROOM THREE - 2.57m x 2.29m (8'5" x 7'6")

With radiator.

BATHROOM - With a modern white three-piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin and dual-flush close-coupled WC; coordinated tiled splashbacks; radiator; and extractor fan.

EXTERNALLY

GARDENS - The front garden has lawn, plum slate beds, and stone garden paths with steps leading down to a stone patio area. Side access leads to a westerly facing rear garden which has been designed and laid out with easy maintenance in mind. There is a stone patio, artificial lawn, LED patio lights, and rear access gate onto carparking area.

GARAGE & CAR PARKING - A paved driveway to the rear of the property provides parking for a couple of cars and leads into a single detached brick-built garage with up-and-over door, electric supply and lighting laid on, and side access door.

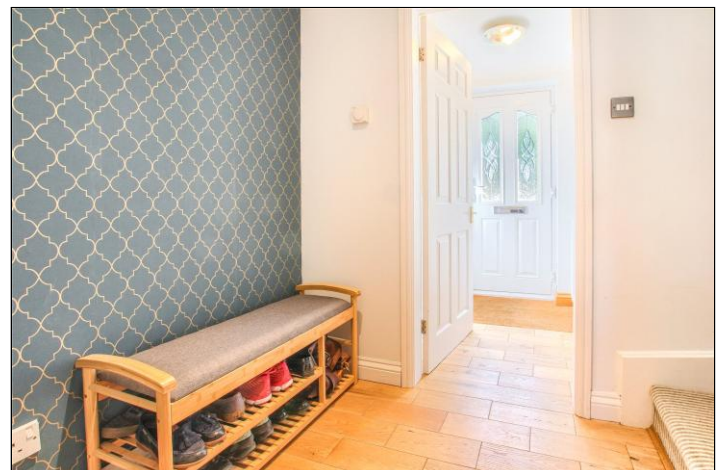
AGENTS REF: - MH/LS/BIL250214/06052025

Council Tax Band: E

Tenure: Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**

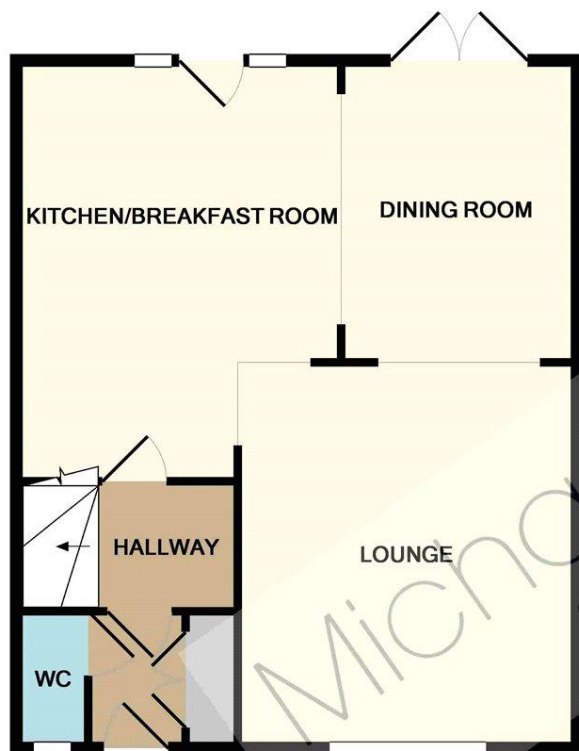


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GROUND FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1031 SQ.FT. (95.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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