GowlandWhite

# Londonderry Close, Wynyard, Billingham, TS22 5WD

Situated within a cul de sac of the highly sought after Siskin Park development in Wynyard, this beautifully presented, three bedroom detached family home offers turnkey accommodation with the added benefit of the remainder of the NHBC warranty. Finished to an exceptional standard throughout, the property is ready to move straight into and perfectly suited to modern family living.

The accommodation begins with an entrance hall and convenient ground floor WC. To the rear of the property is the impressive open plan kitchen and dining space, fitted with a range of high quality units and integrated appliances including two ovens, fridge freezer and a five-ring gas hob. The space is enhanced by a vaulted ceiling and three large Velux roof lights which flood the room with natural light, while French doors open directly onto the beautifully landscaped rear garden. A utility/store cupboard provides excellent additional storage with space for both a washing machine and dryer. The lounge is a warm and cosy retreat featuring two windows, creating a bright yet relaxing atmosphere.

To the first floor are three bedrooms and a contemporary family bathroom. The master bedroom benefits from its own en suite shower room, while the third bedroom enjoys two windows allowing plenty of natural light.

Externally, the property continues to impress. The front garden has been thoughtfully landscaped with a neat lawn and attractive planted borders, alongside a driveway leading to the garage, which benefits from power supply. The rear garden is a particular feature of the home, having been carefully designed to create a stunning outdoor living space with a timber-built summer house, shaped lawns, decorative planting, raised brick-built borders and multiple paved seating areas. A covered pergola seating area provides the perfect sheltered outdoor space, while the garden also benefits from an outdoor power socket and external water supply.

Offers Over £315,000

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# Londonderry Close, Wynyard, Billingham, TS2

Wynyard is renowned for its prestigious residential setting and excellent range of amenities. Residents enjoy convenient access to local facilities including a salon, pharmacy and dentist. The surrounding area also offers a wide variety of hospitality venues, healthcare services, leisure facilities and excellent transport links, making Wynyard an outstanding place to call home.

The area is also particularly well suited to families, with plans for a new primary school further enhancing the community's appeal and long term convenience for residents.

HALLWAY

LOUNGE
15'8" x 13'6" > 10'2" (4.78m x 4.11m > 3.10m)

KITCHEN/DINING ROOM
17'4" x 11' (5.28m x 3.35m)

GROUND FLOOR WC
6'9" x 3' (2.06m x 0.91m)

LANDING

BEDROOM ONE
12'11" x 10'2" (3.94m x 3.10m)

ENSUITE
6'6" x 6'4" (1.98m x 1.93m)

BEDROOM TWO
11'2" x 9'11" (3.40m x 3.02m)

BEDROOM THREE
10' x 8'3" (3.05m x 2.51m)

BATHROOM
7' x 6'11" (2.13m x 2.11m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

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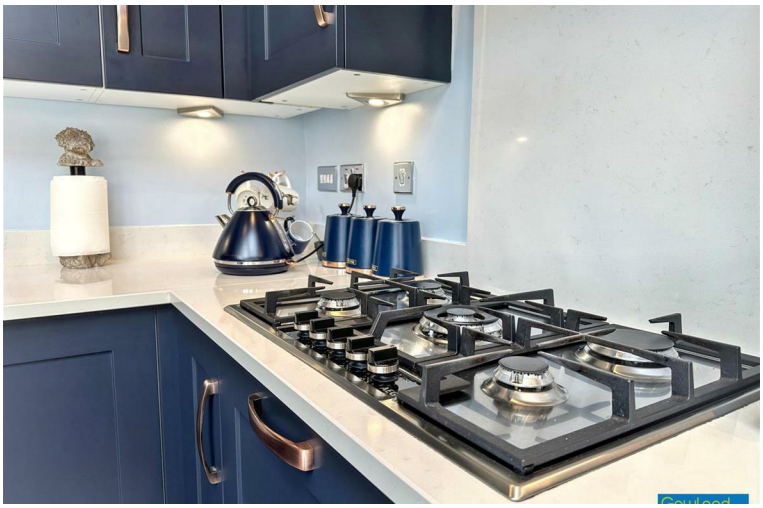

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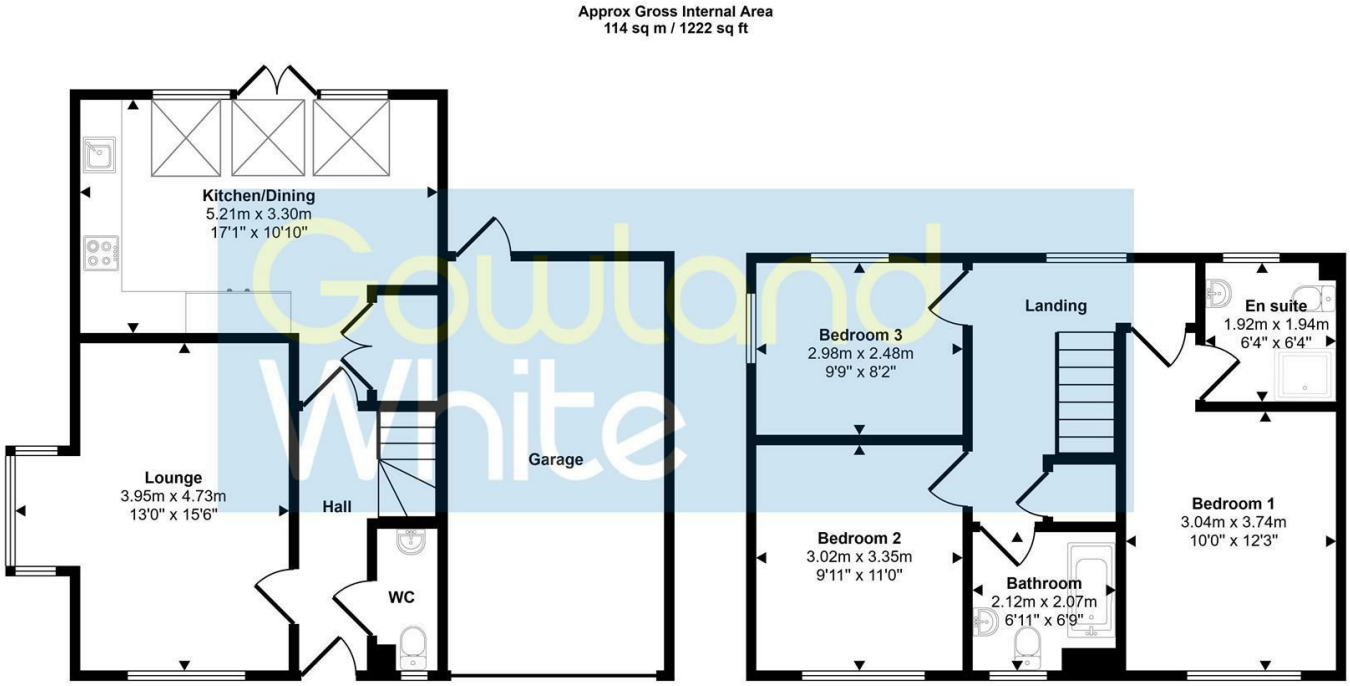
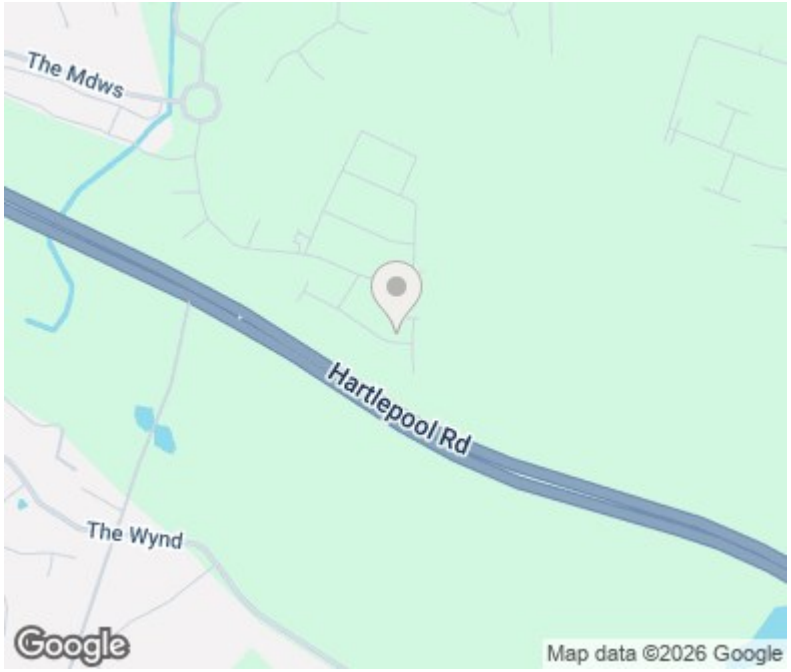
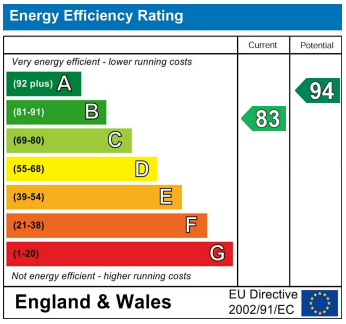
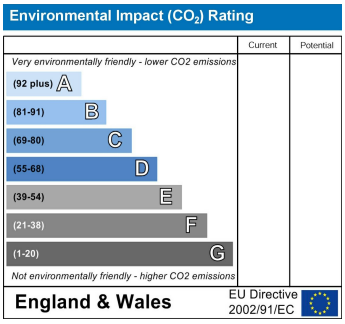



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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