



9 Lipwood Way, Wynyard - TS22 5UG  
Billingham



Guide Price £500,000



## 9 Lipwood Way

Wynyard, Billingham

If you're looking for a nearly-new family home in Wynyard with serious space, this one sets the benchmark.

Built by Charles Church in 2025 and offering over 2,100 sq ft of accommodation, this impressive five-bedroom detached home combines high-spec finishes with a layout designed for modern family living, with the added benefit of the remaining NHBC warranty.

The standout feature is the incredible open-plan kitchen, dining and living space stretching over 35ft, creating the true heart of the home. With a large central island, integrated appliances and bi-fold doors opening onto the south-facing garden, it's ideal for both everyday life and entertaining. There's also a separate lounge for quieter evenings, along with a versatile second reception room currently used as a children's playroom, perfect as a home office, snug or hobby space, plus a utility room and ground floor WC.

Upstairs, a spacious and striking landing adds to the sense of scale. All five bedrooms are genuine doubles. The principal bedroom benefits from a dressing area and en-suite, while bedrooms two and three are connected via a Jack and Jill en-suite, ideal for family living. A modern family bathroom serves the remaining bedrooms.

Externally, the property occupies a generous plot with a south-facing rear garden, mainly laid to lawn with a patio area, perfect for making the most of the sun. To the front, a double driveway leads to a detached double garage.

Further benefits include gas central heating, uPVC double glazing, solar panels and an EPC rating of A, ensuring excellent energy efficiency and lower running costs.

Located within the highly sought-after Wynyard Estate, the property enjoys a setting known for its open green space, woodland walks and overall sense of privacy, while still offering excellent access to Stockton, Middlesbrough and major transport links.

*While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you*



**Entrance Hall**

14' 8" x 10' 6" (4.48m x 3.20m)

**Lounge**

17' 5" x 12' 0" (5.30m x 3.67m)

**Kitchen/Dining/Living**

35' 3" x 16' 1" (10.74m x 4.90m)

**Utility Room**

6' 9" x 6' 2" (2.07m x 1.88m)

**Wc**

4' 11" x 3' 3" (1.50m x 0.98m)

**Study**

12' 0" x 6' 5" (3.65m x 1.95m)

**Landing**

21' 11" x 10' 4" (6.67m x 3.14m)

**Family Bathroom**

11' 8" x 6' 10" (3.56m x 2.09m)

**Bedroom 1**

12' 3" x 10' 4" (3.74m x 3.15m)

**En-suite**

7' 6" x 5' 4" (2.28m x 1.62m)

**Bedroom 2**

13' 0" x 12' 3" (3.96m x 3.73m)

**Jack and Jill En-suite**

**Bedroom 3**

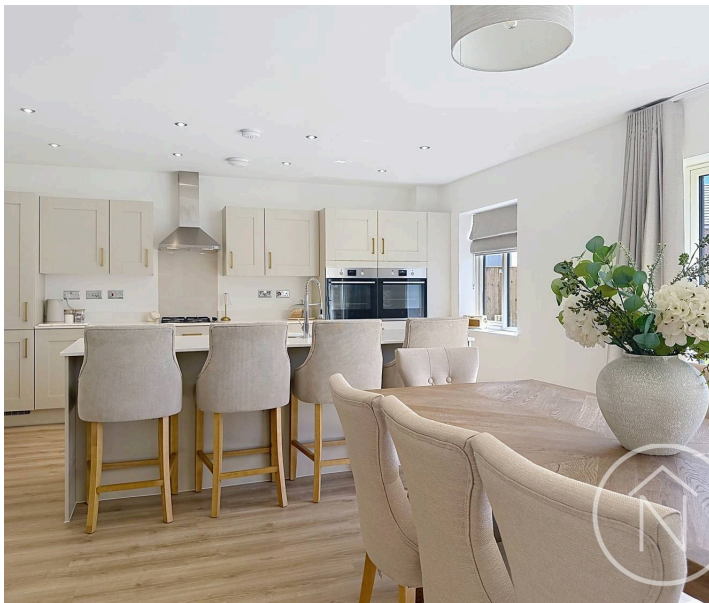
10' 9" x 9' 2" (3.28m x 2.80m)

**Bedroom 4**

13' 2" x 12' 0" (4.02m x 3.67m)

**Bedroom 5**

12' 3" x 9' 5" (3.74m x 2.88m)





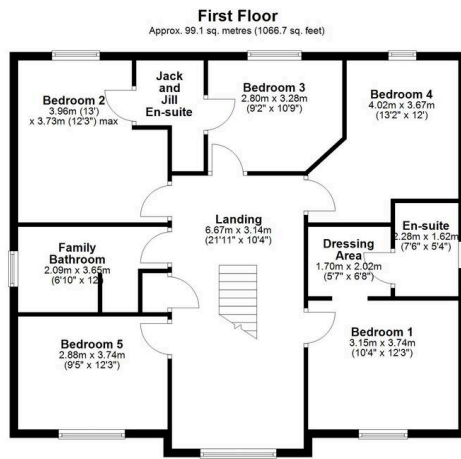
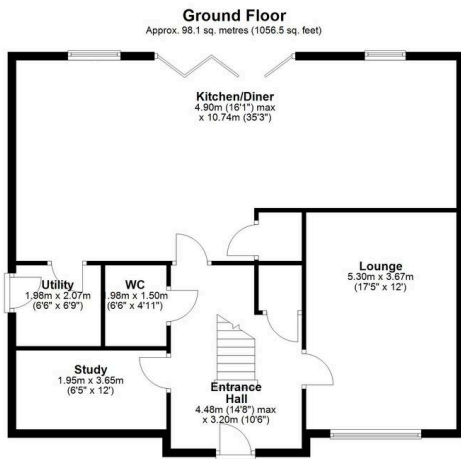
GARDEN

DOUBLE GARAGE









Total area: approx. 197.2 sq. metres (2123.1 sq. feet)



## Northgate - Teesside

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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.