



**Breydon Close, Wynyard Billingham TS22 5UH**

**welcome to**

## **Breydon Close, Wynyard Billingham**

Externally, the rear garden is enclosed with a combination of wall and fencing and is laid to a mix of lawn and patio, with a pebbled border and paved pathway leading to gated rear access. This, in turn, provides access to a double-width block paved driveway and a detached double garage.

### **Entrance Hall**

Double glazed door and window to front, stairs to first floor, built in understairs storage cupboard, radiator, doors to lounge, study, WC and kitchen.

### **Cloakroom**

Low level WC, wash hand basin with mixer tap, half height tiled walls, radiator.

### **Study**

Double glazed window to front, radiator.

### **Lounge**

Double glazed window to front, feature wall panelling, TV point, radiator.

### **Kitchen/Diner/Snug**

Light grey wall and base units with contrasting working surfaces and matching upstands, inset 1 1/2 sink and drainer with mixer tap, double electric oven and gas hob, integrated dish washer, fridge and freezer, space for dining table and family area, double glazed window to rear, 2 double glazed french doors to rear, 2 radiators, door to utility.

### **Utility Room**

Double glazed door to side, wall mounted Ideal Logic combination boiler in wall unit, base units and matching worktops, extractor fan, plumbing for washing machine, radiator.

### **First Floor Landing**

Loft access, built in storage cupboard.

### **Bedroom 1**

4 door fitted wardrobe, 2 double glazed windows to front, radiator.

### **En Suite**

Panel bath with mixer tap, enclosed shower, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, double glazed window to side, extractor fan, chrome heated towel rail.

### **Bedroom 2**

Fitted 3 door wardrobe, double glazed window to front, radiator.

### **Bedroom 3**

Double glazed window to front, radiator.

### **Bedroom 4**

Double glazed window to rear, radiator.

### **Bedroom 5**

Double glazed window to front, radiator.

### **Bathroom**

Panel bath with mixer tap, enclosed shower cubicle, low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, part tiled walls, double glazed window to side, extractor fan.

### **Externally**

### **Rear Garden**

South facing which we are being advised will overlook an expansive green area with children's play area once it's completed, enclosed with a fenced and walled boundary, outdoor tap, outdoor lighting, laid to patio and lawn with pebble border and paved pathway to gated access to the rear leading to:-



### **Driveway**

Double width block paved, leading to:-

### **Double Garage**

2 up and over doors to front.



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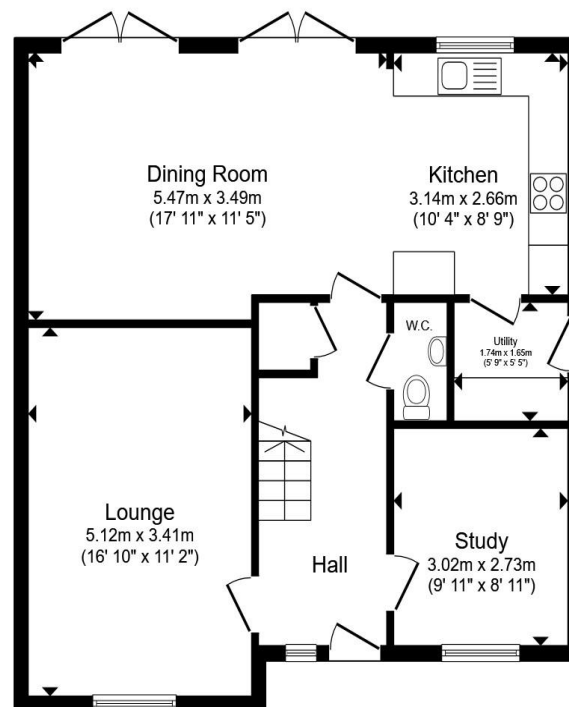
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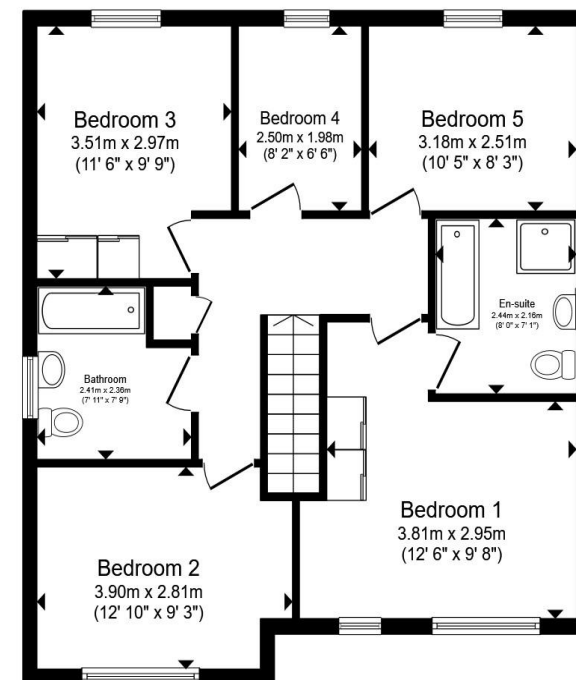
- 16 SOLAR PANELS ON ROOF TO REAR
- BUILDERS WARRANTY STILL
- NO FORWARD CHAIN
- SOUGHT AFTER LOCATION
- DOUBLE DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: A  
Council Tax Band: F

**£380,000**



Ground Floor



First Floor

Total floor area 140.2 m<sup>2</sup> (1,509 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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