

ROSE VALE, WYNYARD, TS22 5FJ



- ▲ Wonderful Example of an Extremely Modern Detached House
- ▲ Popular Storey Homes Built 'The Durham' Design
- ▲ Really Lovely Cul-De-Sac Position
- ▲ Four Double Bedrooms & Two Bath/Shower Rooms

- ▲ West Facing Rear Garden & Block Paved Driveway
- ▲ Open Plan Well Equipped Modern Kitchen/Diner with Built-In Appliances

£320,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This wonderful modern, well-designed Storey Homes built 'The Durham' design detached house with a west facing rear garden is quietly tucked away in a lovely cul-de-sac and is fine-tuned for today's growing families.

The neat, organised and nicely turned-out accommodation comprises entrance hall, cloakroom/WC, front lounge, and a modern, well equipped open plan kitchen/diner with built-in appliances and bi-fold doors marrying up the inside to the out. Part of the garage has been used as a utility area and features some modern units and plumbing for appliances. The first floor has four double bedrooms (master bedroom with stunning en-suite) and a fabulous family bathroom. Outside, there is a west facing rear garden and to the front there is a double width block paved driveway.

As you'd expect from such a modern place, all the fixtures and fittings are bang up to date with UPVC windows, gas central heating, oak internal door and has access to the Wynyard Estate facilities.

GROUND FLOOR

ENTRANCE HALL - With composite entrance door to a spacious hallway with radiator, tiled flooring, under stairs storage cupboard and access to the garage.

CLOAKROOM/WC - Fitted with a white modern two-piece suite comprising wash hand basin with mixer tap, WC, radiator, part tiled walls, large mirror, extractor fan and tiled floor.

LOUNGE - 4.88m x 3.35m (16' x 11')

With radiator.

OPEN PLAN LIVING/DINING/KITCHEN - 7.67m x 3.05m (25'2" x 10')

Fitted with a range of modern design high gloss wall, drawer, and floor units with complementary work surface, one and a half bowl sink unit with drainer and mixer tap, five ring gas hob with brushed steel splashback and brushed steel electric extractor fan over, integrated oven and grill, integrated microwave, and integrated dishwasher. Porcelain tiled floor, LED downlights, electric extractor fan, radiator and bi-folding doors open onto the rear westerly facing garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



ROSE VALE, TS22 5FJ

FIRST FLOOR

LANDING - A spacious landing with airing cupboard housing the water tank.

BEDROOM ONE - 4.9m (16'1") (max) x 3.6m (11'10") (max)
With radiator.

EN-SUITE BATHROOM - Fitted with a modern three-piece suite comprising vanity sink unit with wash hand basin and mixer tap, double shower cubicle with glass shower screen, waterfall showerhead and shower attachment, low level WC, chrome towel rail, electric extractor fan, electric shaver point, fully tiled walls, and tiled floor and half height mirror.

BEDROOM TWO - 3.78m (12'5") (max) x 2.8m (9'2") (max)
With radiator.

BEDROOM THREE - 3.53m x 2.5m (11'7" x 8'2")
With radiator and built-in wardrobes with mirror sliding doors.

BEDROOM FOUR - 3.1m x 2.1m (10'2" x 6'11")
With radiator.

BATHROOM - Fitted with a modern suite comprising panelled with mixer tap and shower attachment, vanity sink unit with wash hand basin and mixer tap, double shower cubicle with glass shower screen, waterfall showerhead and shower attachment, low level WC, floor to ceiling height chrome towel rail, electric extractor fan, electric shaver point, fully tiled walls and tiled floor and half height mirror.

EXTERNALLY

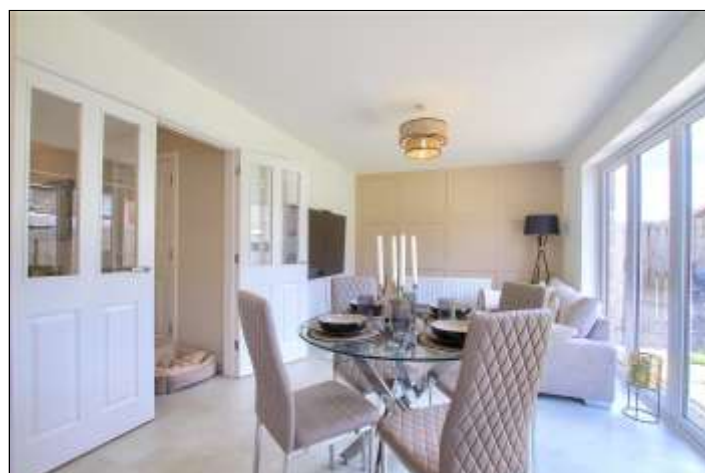
GARDENS - There is a lawned front garden with gated access leading to the generous westerly facing rear garden with flagstone patio area, lawn, and outside tap.

INTEGRATED GARAGE - A double width Herringbone block paved driveway leads to an integrated garage with up and over door, power, light, wall mounted Vaillant boiler, built-in kitchen units with plumbing for washing machine and dryer and access door into the hallway.

AGENTS REF: - MH/LS/BIL200181/24082023

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Billingham office on
Tel: **01642 955140**



ROSE VALE, TS22 5FJ



ROSE VALE, TS22 5FJ



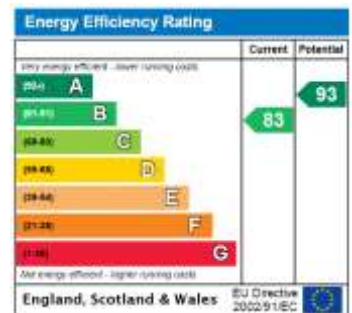
ROSE VALE, TS22 5FJ





Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY



www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions