

AUTUMN GROVE, WYNYARD, TS22 5UX



- ▲ Wonderful Duchy Homes' Built 'Farnley' Design Home
- ▲ Impressive 1,600 Square Foot of Superbly Presented Accommodation & Layout Fine-Tuned for Growing Families
- ▲ Four Double Bedrooms, Master & Bedroom Two Both Have En-Suites

- ▲ Plenty of All Important Car Parking Space
- ▲ Double Integrated Garage
- ▲ Large Lounge, Utility Room & Cloakroom/WC
- ▲ Open Plan Kitchen/Diner with Modern Design Units & Quality Integrated Appliances

Offers in the region of £415,000

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This beautifully presented family-friendly Duchy Homes' Built 'Farnley' design detached home with four double bedrooms and three bathrooms is bright, wonderfully presented and just so easy to move straight into.

Inside the feel-good vibe is strong, and the owners have added upgrades from the standard design to create a fantastic home. The whole place is spotlessly clean and has a calm feel to it with stylish decoration throughout. With over 1600 sq. ft of living accommodation comprising an entrance hall, front living room, open kitchen/living/dining area to the rear with modern range of units, built-in appliances, useful utility room and cloakroom/WC. On the first floor there is a large open landing, four double bedrooms (two with en-suites), and modern family bathroom with four-piece suite. Outside there is a double width Herringbone block paved driveway leading to a double garage and gardens to the front and rear.

Other features include gas central heating with combi boiler, oak internal doors, UPVC double glazing, composite front door and several years left on the NHBC warranty.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, radiator, tiled flooring, and staircase to the first floor.

LIVING ROOM - 6.02m x 3.76m (19'9" x 12'4")

With radiator and bay window.

OPEN PLAN KITCHEN DINER - 7.09m x 3.89m (23'3" x 12'9")

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary granite worktop and central island, four ring induction hob with glass splashback and electric extractor fan over, integrated Hotpoint oven and grill, integrated fridge freezer and dishwasher. LED downlights, tiled flooring, under stairs storage cupboard, vertical tube radiator, and stainless steel sink with mixer tap and drainer.

UTILITY ROOM - Shaker design floor unit with granite effect work surface, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dryer, wall mounted Logic combination boiler, radiator, tiled floor and composite door to the side aspect.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising vanity unit with wash hand basin with mixer tap and tiled splashback, WC, radiator, tiled flooring and electric extractor fan.

FAMILY ROOM - 3.84m x 3.58m (12'7" x 11'9")

With vertical tube radiator, tiled flooring, and UPVC French doors open to the rear garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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FIRST FLOOR

LANDING - A large open aspect landing with access to the loft and two storage cupboards.

BEDROOM ONE - 3.6m (11'10") x 3.2m (10'6") excluding wardrobes

With built-in wardrobes and radiator.

EN-SUITE SHOWER ROOM - Fitted with a modern three-piece suite comprising double walk-in shower with waterfall showerhead and shower attachment, wash hand basin with mixer tap, WC, part tiled walls, full height chrome radiator, LED downlights, electric shaver point and electric extractor fan.

GUEST BEDROOM - 3.76m x 2.97m (12'4" x 9'9")

With radiator.

EN-SUITE - Fitted with a modern three-piece suite comprising double walk-in shower with waterfall showerhead and shower attachment, wash hand basin with mixer tap, WC, part tiled walls, full height chrome radiator, LED downlights, electric shaver point and electric extractor fan.

BEDROOM THREE - 3.5m x 3.2m (11'6" x 10'6")

With radiator.

BEDROOM FOUR - 3.2m x 3.02m (10'6" x 9'11")

With radiator.

BATHROOM - Fitted with a modern four-piece suite comprising panelled bath with mixer tap over, double walk-in shower with glass shower screen, wash hand basin with mixer tap, WC, part tiled walls, full height chrome radiator, LED downlights, electric shaver point and electric extractor fan.

EXTERNALLY

GARDENS - To the front there is a lawned garden with bush border and side gated access leading to the rear garden with large flagstone patio area, lawn, outside power and outside tap.

DOUBLE GARAGE - A double herringbone block paved driveway leads to a double garage with up and over door, power supply and light.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way
Wynyard Estate Service Charge Applies

AGENTS REF: - MH/LS/BIL220619/29022024

Council Tax Band: F **Tenure:** Freehold

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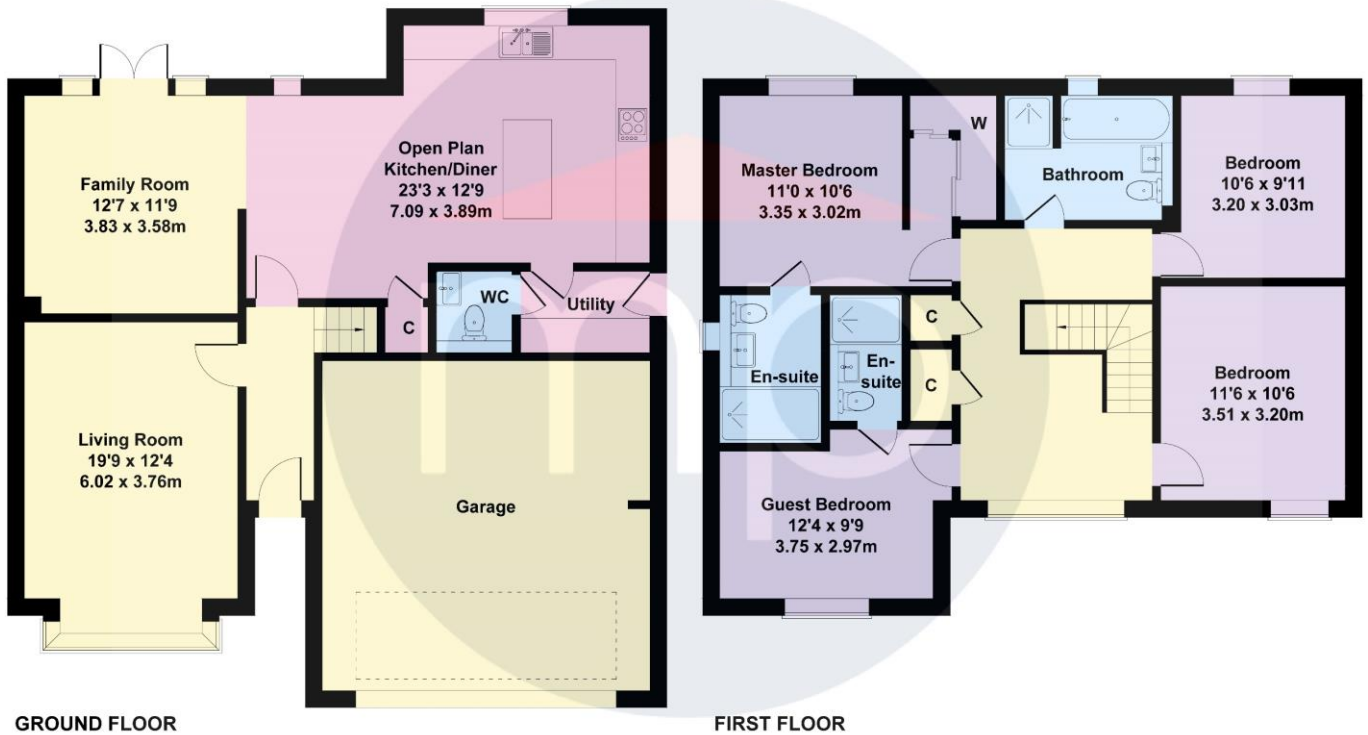


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11 Autum Grove

Approximate Gross Internal Area
2099 sq ft - 195 sq m



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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