

SNOWDROP AVENUE, WYNYARD, TS22 5RA



- ▲ This Taylor Wimpey Built 'Eynsham' Design Detached House with Four Roomy Double Bedrooms
- ▲ The Layout & Location is Fine-Tuned for Growing Families
- ▲ Lounge, Sitting Room & Dining Room
- ▲ Fabulous Kitchen/Breakfast Room with Super-Smart Modern Design Units
- ▲ Double Driveway & Lovely Rear Garden
- ▲ Gas Central Heating & UPVC Double Glazed Windows

£328,500

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This stunningly presented Taylor Wimpey built ' Eynsham' design detached house with an interior fine-tuned for growing families.

Not only is this a particularly pretty new build development but the rear garden has been developed to create a wonderful place to spend your time.

Very briefly, the accommodation comprises entrance hall with composite entrance door and a useful cloakroom/WC, garage conversion creates an extra sitting room/dining room and lounge. The kitchen/breakfast room is kitted out with a super-smart range of high gloss design units, French doors flood the room with bags of natural light and dining room. All four bedrooms on the first floor are good size doubles, two with en-suite shower room and the family bathroom has a lovely modern white suite.

Other notable features include gas central heating, UPVC double glazed windows and double driveway. As you would expect, all the fixtures and fitting are bang up to date and is just ready to move into.

GROUND FLOOR

ENTRANCE HALL - Light and airy hallway with composite entrance door, tiled floor, radiator, and oak banister.

WC - Fitted with a modern two-piece suite comprising wash hand basin with tiled splashback, half tiled walls, WC, tiled floor, and electric extractor fan.

LOUNGE - 5.54m x 3.28m (18'2" x 10'9")
With radiator.

KITCHEN/BREAKFAST ROOM - 4.72m x 2.95m (15'6" x 9'8")
The kitchen is fitted with high gloss design wall and floor units with complementary wood effect work surface and one and a half bowl sink. Integrated fridge freezer, dishwasher and washing machine. Five ring gas hob electric hood and brushed steel splashback. French doors open to the garden, two radiators, LED downlights, porcelain tiled floor and electric extractor fan.

DINING ROOM - 3.28m x 2.95m (10'9" x 9'8")
Radiator.

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SITTING ROOM - The garage has been converted to create some extra downstairs living space with radiator and airing cupboard housing the combi boiler.

FIRST FLOOR

LANDING - With access to the loft, radiator, airing cupboard housing tank and further cupboard.

MASTER BEDROOM - 3.96m x 3.28m (13' x 10'9")
With radiator and two built-in wardrobes.

EN-SUITE SHOWER ROOM - Fitted with a modern three-piece suite comprising double shower, wash hand basin, WC, chrome towel rail, half tiled walls, vinyl floor and electric extractor fan.

BEDROOM TWO - 4.14m (13'7") (max) x 3.6m (11'10") into recess
With radiator.

EN-SUITE - Fitted with a modern three-piece suite comprising shower cubicle, wash hand basin, WC, chrome towel rail, LED downlights, vinyl floor and half tiled walls.

BEDROOM THREE - 3.12m x 2.7m (10'3" x 8'10")
With radiator.

BEDROOM FOUR - 3.5m x 2.57m (11'6" x 8'5")
With radiator.

FAMILY BATHROOM - Fitted with a modern three-piece suite comprising panelled bath, wash hand basin, WC, chrome towel rail, LED downlights and electric extractor fan.

EXTERNALLY

GARDEN & DRIVEWAY - Lawned front garden and double tarmac driveway. Gated access to the rear garden with flagstone pathway, lawn, raised timber decked area and outside tap.

AGENTS REF: - MH/LS/BIL230453/18102023

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

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



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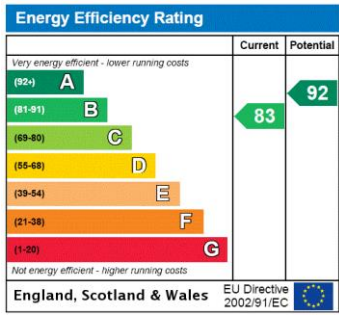


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