

THE STABLES, WYNYARD VILLAGE, TS22 5SG



- ▲ Splendid Detached Four Bedroom House
- ▲ En-Suite Shower Room to Master Bedroom
- ▲ Spacious Kitchen Breakfast Room
- ▲ Detached Double Garage with Electric Roller Door

- ▲ Block Paved Parking for Several Cars
- ▲ Generous Living Room & Separate Dining Room
- ▲ Utility & Ground Floor WC
- ▲ Wraparound Gardens
- ▲ Close to Local Amenities & Wynyard Primary School

£425,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Very nicely located within the heart of Wynyard Village, this well presented, and well planned Bellway Homes built four bedroom detached house of lovely proportions has so many lovely features that an internal viewing is considered a must! As well as a detached double garage it has parking for several cars on the block paved driveway and the neat, well established gardens wraparound the front, side, and rear.

Comprising briefly entrance hall, lounge, separate dining room, a well equipped kitchen with modern style units, useful utility room and cloakroom/WC. The first floor has the master bedroom with shower room en-suite and dressing room with fitted wardrobes, two further good size bedrooms and family bathroom. The loft has been converted to create some further living space with a sitting room and further bedroom. Outside, the gardens wraparound the front, side and rear of the property, there is ample car parking on the block paved driveway which in turn leads to the double detached garage with electric remote controlled door.

Nicely positioned facing onto Wynyard Village Green, it is only a short stroll to the village store and the Stables Pub.

GROUND FLOOR

ENTRANCE LOBBY - Composite entrance door with glass inlay, coconut mat and tiled floor.

ENTRANCE HALL - With staircase to the first floor, under stairs cupboard and tiled floor.
Cloakroom/WC Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, WC, tiled floor, and electric extractor fan.

BREAKFAST KITCHEN - 4.47m (14'8") (max) x 4.17m (13'8") into bay window

Fitted with a range of shaker design wall, drawer, and floor units with complementary wood effect work surface, one and a half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with brushed steel splashback and brushed steel electric extractor fan over, integrated electric oven, integrated dishwasher, tiled floor, bay window and part tiled walls.

UTILITY - 2.51m x 1.32m (8'3" x 4'4")

Fitted with a range shaker design wall and floor units with complementary wood effect work surface, plumbing for washing machine, tiled floor, wall mounted Baxi combination gas boiler and composite door to the side aspect.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



THE STABLES, TS22 5SG

DINING ROOM - 3.2m x 2.9m (10'6" x 9'6")

With tiled floor and radiator.

LOUNGE - 5.1m (16'9") into bay window x 5.44m (17'10")

With bay window, two radiators and living flame gas fire in feature surround.

FIRST FLOOR

LANDING - With storage cupboard.

BEDROOM ONE - 3.86m (12'8") x 5.16m (16'11") into bay window

With radiator and built-in wardrobes.

DRESSING AREA - With built-in wardrobes.

EN-SUITE - Fitted with a white three-piece suite comprising double shower cubicle with glass shower door, drench showerhead and shower attachment, waterproof panelled walling, vanity wash hand basin, WC, file effect vinyl flooring and chrome towel rail.

BEDROOM TWO - 3.6m x 2.87m (11'10" x 9'5")

With radiator.

BEDROOM FOUR - 2.67m x 2.51m (8'9" x 8'3")

With radiator.

FAMILY BATHROOM - Fitted with a white three-piece suite comprising panelled bath with mixer tap and shower attachment, WC, wash hand basin, chrome towel rail, part tiled walls, tiled floor, and electric extractor fan.

SECOND FLOOR

SITTING ROOM - 4.55m (14'11") x 3.02m (9'11") with reduced head height

With three Velux windows and radiator.

BEDROOM THREE - 3.48m (11'5") x 2.87m (9'5") with reduced head height

With radiator.

EXTERNALLY

GARDENS & DOUBLE GARAGE - Externally the property sits on a generous plot with wraparound gardens to the front, side, and rear elevations. A large block paved driveway for a number of cars leads to a detached double garage with electric up and over door, power supply and light. The front garden is laid to lawn with a flagstone pathway to the rear aspect. The rear garden backs onto a green field and features lawn with mature hedge and bush borders, and an outside tap.

AGENTS REF: - MH/LS/BIL230463/22112023

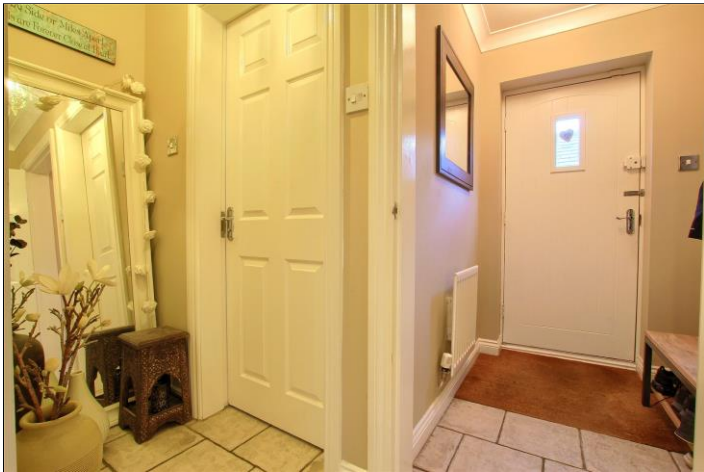
Council Tax Band: F **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



THE STABLES, TS22 5SG



THE STABLES, TS22 5SG



THE STABLES, TS22 5SG



GROUND FLOOR
937 sq ft. (87.0 sq.m.) approx.

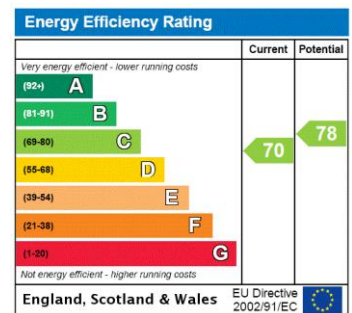
1ST FLOOR
567 sq ft. (52.7 sq.m.) approx.

2ND FLOOR
279 sq ft. (25.9 sq.m.) approx.

TOTAL FLOOR AREA : 1782 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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