

## SILVERMEDE ROAD, WYNYARD, TS22 5FR



- ▲ Wonderful Avant Built 'Kirkham' Design Detached House
- ▲ Southerly Facing Rear Garden
- ▲ Impressive 1,900 Square Foot of Superbly Presented Accommodation & Layout Fine-Tuned for Growing Families
- ▲ Five Bedrooms, Master & Bedroom Two Both Have En-Suites

- ▲ Cul-De-Sac Position with Green Field Out the Front
- ▲ Plenty of All Important Car Parking Space on The Extended Block Paved Driveway
- ▲ Double Integrated Garage
- ▲ Large Lounge, Utility Room & Cloakroom/WC
- ▲ Open Plan Kitchen/Diner with Modern Design Units & Quality Integrated Appliances

**£450,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





This beautifully presented, family-friendly Avant Built 'The Kirkham' design detached home with five bedrooms and three bathrooms is bright, wonderfully presented and just so easy to move straight into.

The property sits at the bottom of a cul-de-sac and most fortunately the rear garden a SOUTH facing aspect. There is also plenty of car parking on the extended block paved driveway with access into the double integrated garage. Inside, the feel-good vibe is strong, and the owners have looked after it remarkably well. The whole place is spotlessly clean and has a calm feel to it with neutral coloured walls throughout.

With over 1900 Sq. Ft of accommodation comprising an entrance hall with storage, front living room, 34ft kitchen/living/dining area to the rear with modern range of units, built-in media wall and bi-fold doors marrying up the inside with the out. There is also a downstairs WC and utility room. On the first floor there are four double bedrooms (two with en-suites), further single room and modern family bathroom.

**GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door with glass inlay to a spacious entrance hall with Porcelain tiled floor, radiator, oak topped banister, access to the double garage, radiator and under stairs storage cupboard.

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

**SITTING ROOM - 4.9m x 3.76m (16'1" x 12'4")**  
With radiator.

**OPEN PLAN KITCHEN/FAMILY/DINING ROOM - 10.41m x 3.8m (max) (34'2" x 12'6" (max))**

Very much the heart of the home with space for the whole family to enjoy and featuring a range of modern wall, drawer, and floor units with complementary granite work surface, stainless steel inlay sink with granite drainer and mixer tap, integrated oven and microwave, fridge freezer, dishwasher and four ring gas hob with brushed steel electric extractor fan over. Breakfast bar, Porcelain tiled floor, media wall with electric living flame fire, LED downlights, and bi-folding doors marry up the outside with the in.

**UTILITY ROOM - 1.83m x 2.13m (6' x 7')**  
Featuring modern units with complementary granite work surface, stainless steel inlay sink with mixer tap, plumbing for washing machine, cupboard housing the wall mounted gas boiler, Porcelain tiled floor and composite door to the side aspect.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# SILVERMEDE ROAD, TS22 5FR

## FIRST FLOOR

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

**BEDROOM ONE - 4.7m x 4.32m (15'5" x 14'2")**

With radiator and deep built-in wardrobes.

**EN-SUITE SHOWER ROOM** - Fitted with a modern four-piece suite comprising double shower cubicle with tiled splashback, shower over and glass shower screen, WC, 'His & Hers' wash hand basins with mixer taps, fully tiled walls, tiled floor, and electric extractor fan.

**BEDROOM TWO - 5.03m x 2.87m (max) (16'6" x 9'5" (max))**

With radiator.

**EN-SUITE** - Fitted with a modern four-piece suite comprising double shower cubicle with tiled splashback, shower over and glass shower screen, WC, wash hand basin with mixer tap, fully tiled walls, tiled floor, and electric extractor fan.

**BEDROOM THREE - 4.62m x 3.18m (15'2" x 10'5")**

With radiator.

**BEDROOM FOUR - 3.9m x 3.12m (12'10" x 10'3")**

With radiator.

**BEDROOM FIVE - 3.05m x 3.12m (10' x 10'3")**

With radiator.

**BATHROOM** - Fitted with a modern three-piece suite comprising panelled bath with mixer tap, wash hand basin, WC, part tiled walls, tiled floor, and electric extractor fan.

## EXTERNALLY

**PARKING & GARDENS** - To the front the block paved driveway has been widened to allow parking for three cars and there is a lawned garden with hedge border and flagstone pathway. Gated access leads to the southerly facing rear garden with a couple of well-placed flagstone patio areas, large timber shed, outside tap, and power. There is also a gazebo with hot tub and a summerhouse bar with power and light that are optional extras if the right price is met.

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 Charge Applies

**AGENTS REF:** - MH/LS/BIL230545/25032024

**Council Tax Band:** G      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**





SILVERMEDE ROAD, TS22 5FR





SILVERMEDE ROAD, TS22 5FR





SILVERMEDE ROAD, TS22 5FR







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(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	



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