

## CHESTER BURN ROAD, WYNYARD, TS22 5UF



- ▲ Superb Example of an Extremely Modern Executive Detached House
- ▲ Offered to The Market with a Chain Free Sale
- ▲ Charles Church Built 'The Compton' Design With Over 1,800 SQ FT of Living Accommodation

- ▲ Five Double Bedrooms & Three Bath/Shower Rooms
- ▲ Beautifully Presented Rear Garden & Double Width Block Paved Driveway
- ▲ Open Plan Well Equipped Modern Kitchen/Living/Diner with Built-In Appliances
- ▲ Popular Wynyard Location

**£459,000**

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

**Michael Poole**  
sales | lettings | auctions



You'll find this brilliantly modern, well-designed CHAIN FREE detached house has a fantastic modern layout which is fine-tuned for today's growing families.

One of the larger designs of detached homes built by Charles Church 'The Compton' design offers over 1,800 square feet of living accommodation with five double bedrooms & three shower/bathrooms. It features a generous block paved driveway, double garage and the rear garden has been fabulously landscaped with no expense been spared to create wonderful space for all the family to enjoy.

The neat, organised and nicely turned-out accommodation comprises entrance hall with understairs storage, cloakroom/WC, front lounge, utility room and a modern, well equipped open plan kitchen/living/diner with built-in appliances, granite worktops and two sets of French doors that marry up the inside to the out. The first floor has five double bedrooms with ensuite to the master and Jack & Jill ensuite to bedroom two and three. As well as a fabulous family bathroom with four-piece suite.

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, outside power, access to the Wynyard Estate facilities and several years left on the NHBC warranty.

### GROUND FLOOR

**ENTRANCE HALL** - Entered by a composite door with glass inlay, radiator and vinyl flooring, stairs to first floor with Oak topped banister and understairs storage cupboard.

**CLOAKROOM/WC** - Fitted with a white two-piece suite with wash handbasin with tiled splashback and tap, WC, radiator and electric extractor fan.

**LIVING ROOM - 5.13m x 3.66m (16'10" x 12')**  
Radiator and TV point.

**KITCHEN LIVING AND DINING - 11.25m x 3.33m (36'11" x 10'11")**

Designed with a family in mind the large open plan room with kitchen features high gloss floor, wall and drawer units with complementary Granite work surface and breakfast bar. Four ring gas hob with Granite splashback and brush steel electric extractor fan over, stainless steel inlay sink with mixer tap and Granite drainer, integrated electric oven and grill, dishwasher, double wine cooler, fridge/freezer, vinyl flooring, two radiators, and two sets of UPVC French doors leading out into the rear garden.

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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



# CHESTER BURN ROAD, TS22 5UF

**UTILITY AREA** - Matching units to the kitchen area featuring high gloss floor units with Granite worktop, plumbing for washer and dryer, vinyl flooring, radiator and UPVC composite door leading onto the side aspect.

## FIRST FLOOR

**LARGE SPACIOUS LANDING** - With access to the loft and storage cupboards.

**BEDROOM 1 - 5.03m x 4.75m (16'6" x 15'7")**  
Radiator.

**EN SUITE** - Fitted with an ultra-modern four-piece suite comprising panel bath with mixer tap and tiled splashback, shower cubicle with shower over and glass shower screen, WC, wash hand basin with mixer tap, chrome towel rail, vinyl floor, part tiled walls and electric extractor fan.

**BEDROOM 2 - 3.9m x 3.15m (12'10" x 10'4")**  
Radiator.

**JACK AND JILL EN SUITE** - Fitted with an ultra-modern white three-piece suite with corner shower cubicle, electric shower, tiled splashback and glass sliding door, wash hand basin with mixer tap over, WC, part tiled walls, chrome towel rail, vinyl flooring and electric extractor fan and access into Bedrooms 2 & 3.

**BEDROOM 3 - 3.9m x 3m (12'10" x 9'10")**  
Radiator.

**BEDROOM 4 - 4.06m x 3m (13'4" x 9'10")**  
Radiator.

**BEDROOM 5 - 3.07m x 3m (10'1" x 9'10")**  
Radiator.

**FAMILY BATHROOM** - Fitted with an ultra-modern four-piece suite with shower cubicle, glass shower door, tiled splashback, and shower over, panel bath with mixer tap over, wash hand basin with mixer tap, WC, chrome towel rail, electric extractor fan, fully tiled walls, and vinyl floor.

**EXTERNALLY** - The property is on a corner plot with grass front lawn and deer boundary fences. Side gated access leads to the fabulous, landscaped garden with a large porcelain tiled patio area with Astro turfed lawn and large Gazebo with LED lights and side blinds, outside tap and power, outside lights, and rear gated access to the back of the property.

**DRIVEWAY** - A triple width block paved driveway leads up to the Double Garage with two up and over doors, power supply and lights and gas boiler.

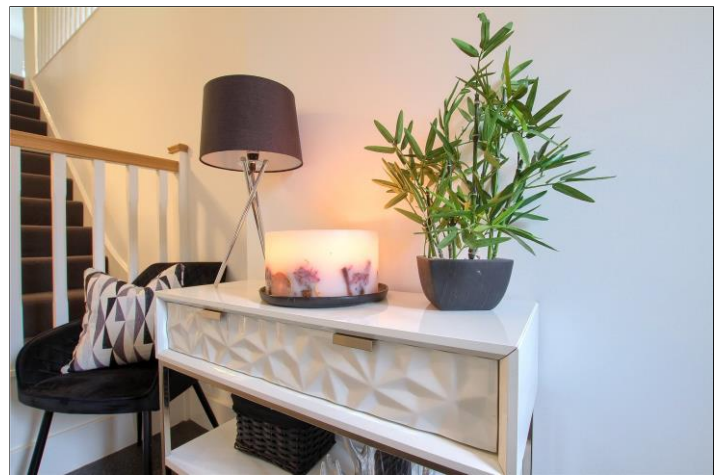
**AGENTS REF:** - MH/GD/BIL240009/22012024

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

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



CHESTER BURN ROAD, TS22 5UF



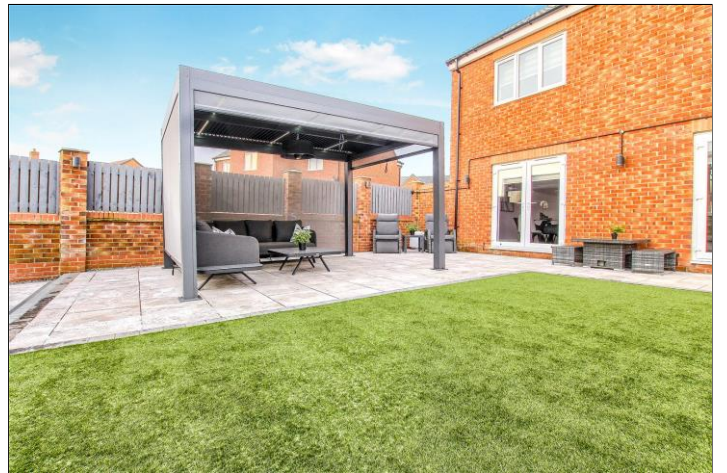
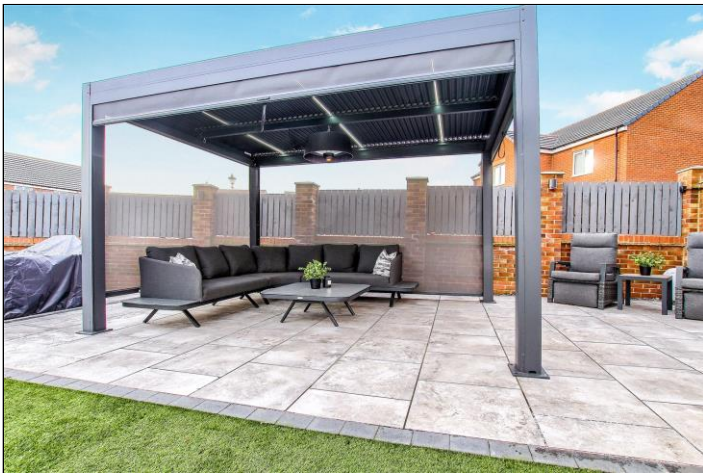
CHESTER BURN ROAD, TS22 5UF



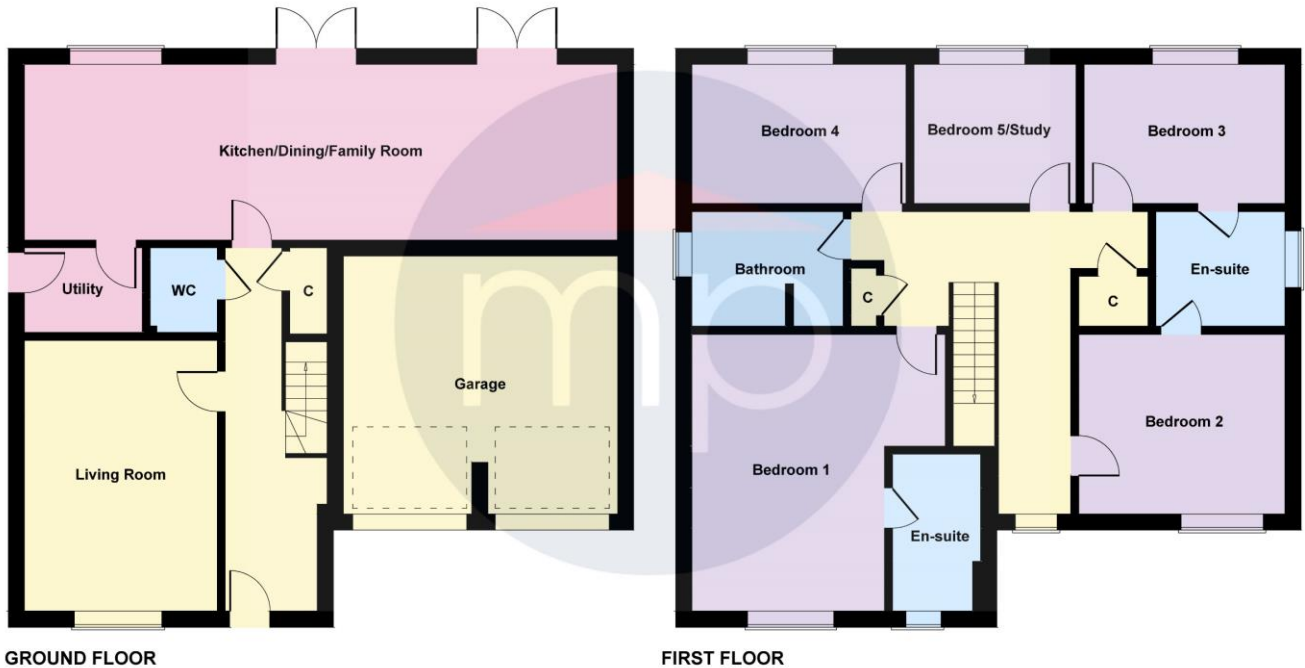
CHESTER BURN ROAD, TS22 5UF



CHESTER BURN ROAD, TS22 5UF



37 Chester Burn Road



Not to Scale. Produced by The Plan Portal 2024  
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.

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