

## STONEY WOOD DRIVE, WYNYARD, TS22 5UE



- ▲ Fabulously Presented & Offered to the Market with a Chain Free Sale
- ▲ Three Bedrooms
- ▲ Modern Kitchen/Diner & Lounge
- ▲ Front & Rear Garden

- ▲ Driveway to The Rear
- ▲ UPVC Double Glazed Windows & Doors
- ▲ Gas Central Heating with Combi Boiler
- ▲ Two Modern Bath/Shower Rooms

**£185,000**

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Built in 2021 by Charles Church, it is superbly positioned and features a delightful modern kitchen with built-in appliances, two bath/shower rooms, driveway to the rear and is offered to the market with a simple chain free sale.

Decorated and styled with a very tasteful eye, the interior comprises entrance hall with cloakroom/WC, lounge and kitchen/diner with smart modern style units and built-in appliances. The first floor has two double bedrooms (master with en-suite) and family bathroom.

Other features include central heating fed from the combi boiler, UPVC windows and doors throughout and the use of Wynyard Park facilities.

Well worth viewing.

## **GROUND FLOOR**

### **ENTRANCE HALL**

Composite entrance door with glass inlay, woodgrain effect laminate flooring, radiator, and staircase to the first floor.

### **CLOAKROOM/WC**

Fitted with a modern two-piece suite comprising wash hand basin with tiled splashback, WC, radiator, woodgrain effect laminate flooring and electric extractor fan.

### **LOUNGE - 3.63m (11'11") (max) x 4.32m (14'2") (max)**

With radiator and under stairs storage cupboard.

### **KITCHEN DINER - 4.62m x 2.67m (15'2" x 8'9")**

Fitted with a range of modern white high gloss wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, four ring gas hob with tiled splashback and brushed steel electric extractor fan over, integrated electric oven and grill, integrated fridge freezer and washing machine. Woodgrain effect laminate flooring, radiator, and UPVC French doors with perfect fit blinds open to the rear garden.

## **FIRST FLOOR**

### **LANDING**

With access to the loft.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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## **BEDROOM ONE - 2.92m (max) x 2.84m (9'7" (max) x 9'4")**

With radiator.

## **EN-SUITE**

Fitted with a white three-piece suite comprising corner shower cubicle with glass shower screen and shower over, wash hand basin with mixer tap, WC, woodgrain effect vinyl flooring, part tiled walls and electric extractor fan.

## **BEDROOM TWO - 2.77m x 2.26m (9'1" x 7'5")**

With radiator.

## **BEDROOM THREE/STUDY - 1.73m x 2.26m (5'8" x 7'5")**

With radiator.

## **BATHROOM**

Fitted with a white three-piece suite comprising panelled bath with mixer tap, wash hand basin with mixer tap, WC, tile effect vinyl flooring, part tiled walls, and electric extractor fan.

## **EXTERNALLY**

### **GARDENS & PARKING**

The front of the property is pedestrianised and features a lawned garden with gravel and tree borders and a flagstone path leads to the entrance door. To the rear there is a flagstone patio area, pathway, brick boundary wall, outside tap and gated access to the carport to the rear offering off street parking.

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/BIL240079/21022024

**Council Tax Band:** D

**Tenure:** Freehold

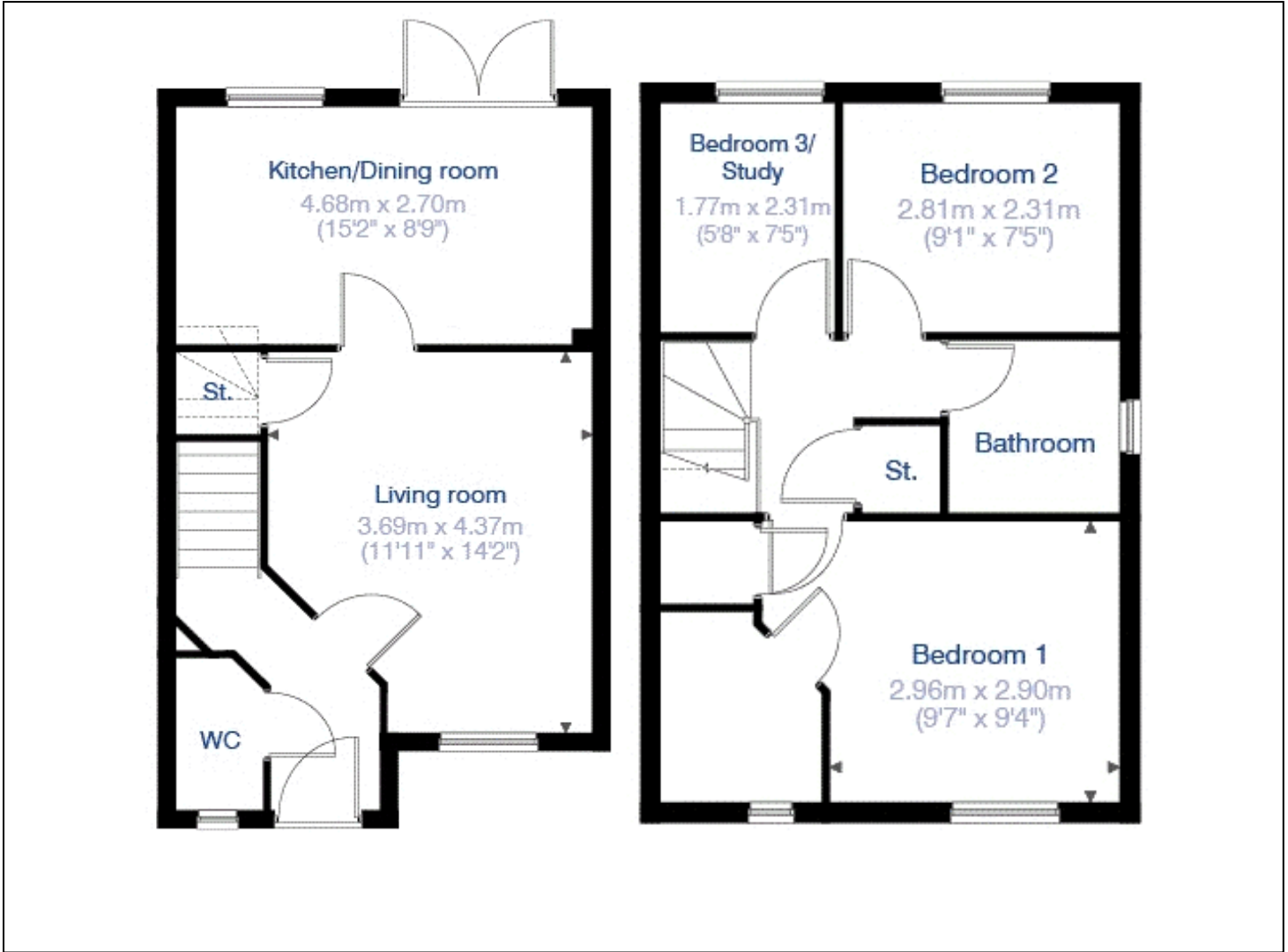
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Tel: **01642 955140**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		97
(81-91)	B	84	
(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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