

ESHTON, WNYARD WOODS, WNYARD, TS22 5GG

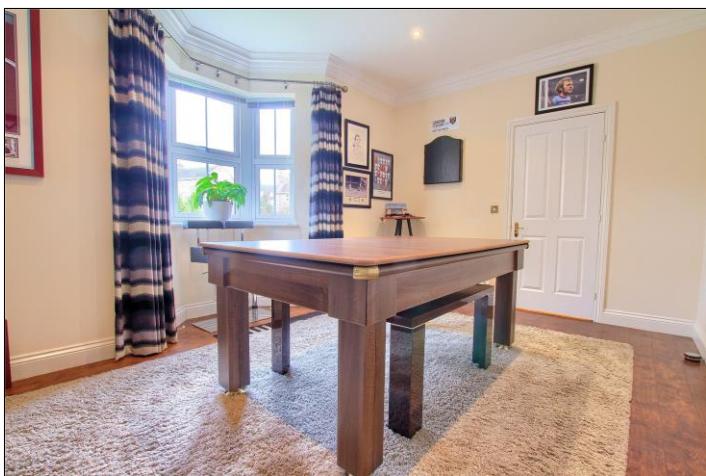


- ▲ Over 5,000 Sq. Ft of Living Accommodation
- ▲ CHAIN FREE Six Bedroom/Four Bathroom Detached House in the Exclusive Wynyard Woods Surroundings
- ▲ Three Receptions Rooms & Ultra-Modern Breakfast Kitchen with Stunning Units
- ▲ Large Block Paved Driveway Leading to Triple Car Garage
- ▲ Fantastic Master Suite Set over Two Floors
- ▲ Cul-De-Sac Location
- ▲ Gas Central Heating with Vaillant boiler
- ▲ UPVC Double Glazing with Composite Double Front Doors

£855,000

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Unashamedly Opulent!

This six bedroom/four bathroom detached home set over this three floors has over 5,000 sq. ft of excellently planned living accommodation.

Set in the exclusive Wynyard Woods surrounding and featuring a southerly facing rear garden, a simple chain free sale, cul-de-sac position in a small close and triple garage with block paved driveway.

GROUND FLOOR

ENTRANCE HALL - Double composite entrance doors with glass inlay to a spacious entrance hall with Karndean flooring, solid oak staircase leading to the first floor, two radiators, two deep storage cupboards and alarm system control.

DINING ROOM - 4.75m (15'7") into bay window x 4.72m (15'6")
With radiator and bay window.

SITTING ROOM - 3.84m (12'7") into bay window x 4.72m (15'6")
With Karndean flooring, bay window and radiator.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising wash hand basin with mixer tap and splashback, WC, radiator, Karndean floor and electric extractor fan.

LOUNGE - 7.85m x 2.57m (25'9" x 8'5")

Fireplace fitted with a living flame gas fire with feature surround, two radiators and UPVC French doors open to the South Westerly facing rear garden.

BREAKFAST/KITCHEN ROOM - 6.22m x 4.72m (20'5" x 15'6")

Fitted with ultra-modern high gloss wall, drawer and floor units with complementary Granite work surface, central breakfast bar island with undercounter lights, gas rangemaster with tiled splashback and brushed steel electric extractor fan over, American style fridge freezer, integrated dishwasher, Porcelain tiled floor, LED downlights, two vertical tube radiators, UPVC French doors open to the South Westerly facing rear garden and double doors open to ...

CONSERVATORY - Victorian style conservatory with three storey vaulted ceiling flooding the area with natural light and featuring tiled floor, radiator and French doors open to the South Westerly facing rear garden.

UTILITY ROOM - With high gloss floor and wall units, Granite work surface, plumbing for a washing machine and dryer, Porcelain tiled floor, composite door opening to the side aspect and access to the boiler room housing the Vaillant boiler and water tank.

FIRST FLOOR

GALLERIED LANDING - With two radiators and fixed staircase going up to the second floor.

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MASTER SUITE - 4.7m x 4.11m (15'5" x 13'6")

With two built-in wardrobes areas with built-in fitted wardrobes, Juliet balcony, radiator, access to the conservatory balcony/sitting area and staircase to the bedroom area.

MASTER EN-SUITE - Fitted with a modern three-piece suite comprising double shower cubicle with glass shower screen and drench showerhead over, 'His & Hers' her vanity unit with wash hand basin, and mixer tap, WC, floor to ceiling towel rail, wood grain effect laminate flooring, electric extractor fan and LED downlights.

BEDROOM TWO - 5.26m (17'3") (max) x 4.7m (15'5") (max)

With built-in wardrobes, dressing area, Juliet balcony, radiator, and double doors leading to the conservatory balcony/sitting area.

EN-SUITE SHOWER ROOM - Comprising double walk-in shower with glass shower screen, vanity sink unit with built-cupboards, wash hand basin with mixer tap, WC, shaver point, part tiled walls, radiator and wood grain effect laminate flooring.

BEDROOM THREE - 4.75m (15'7") into bay window x 4.72m (15'6")

With radiator and bay window.

BEDROOM FOUR - 4.67m (15'4") into wardrobes and bay window x 4.7m (15'5")

With radiator and built-in fitted wardrobes.

BATHROOM - Fitted with a white three-piece suite comprising panelled bath with shower attachment and mixer tap, vanity unit with wash hand basin and mixer tap, WC, Karndean flooring, part tiled walls, and electric extractor fan.

SECOND FLOOR

MASTER BEDROOM - 7.57m (24'10") (max) x 4.72m (15'6") (max)

Access via staircase from the master suite with two radiators and eaves storage.

LANDING - With storage cupboard.

BEDROOM FIVE - 5.18m (17') reducing to 2.92m (9'7") with reduced height by 3.8m (12'6") reducing to 2.34m (7'8")
With radiator and Velux window.

EN-SUITE - Comprising double walk-in shower with glass shower screen, vanity sink unit with built-cupboards, wash hand basin with mixer tap, WC, shaver point, part tiled walls, radiator and wood grain effect laminate flooring.

BEDROOM SIX - 6.17m (20'3") reducing to 3.45m (11'4") with reduced height x 4.67m (15'4") reducing to 2.26m (7'5")

Currently used as a sitting area/office with two radiators and large storage loft area with lights.

EXTERNALLY

PARKING & GARAGE - A double width block paved driveway leads to a triple car garage with two electric up and over doors, power supply and light.

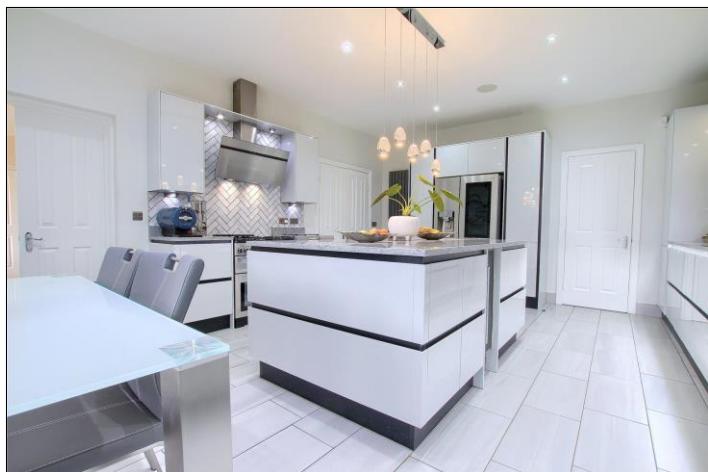
GARDENS - Lawned front garden and block paved pathway to the entrance door. Side access leads to the South Westerly facing rear garden with large Porcelain tiled patio area, lawn, mature established bushes and flowerbeds, mature trees add extra privacy and there is an outside tap and power supply.

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 Service Charge Applies

AGENTS REF: - MH/LS/BIL240098/12032024

Council Tax Band: H

Tenure: Freehold



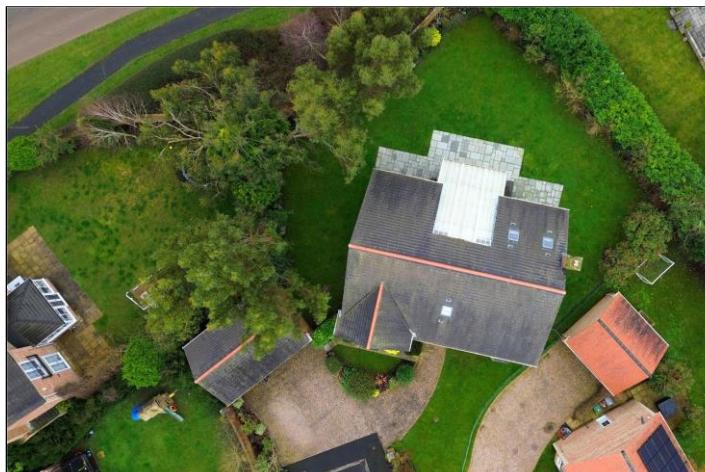
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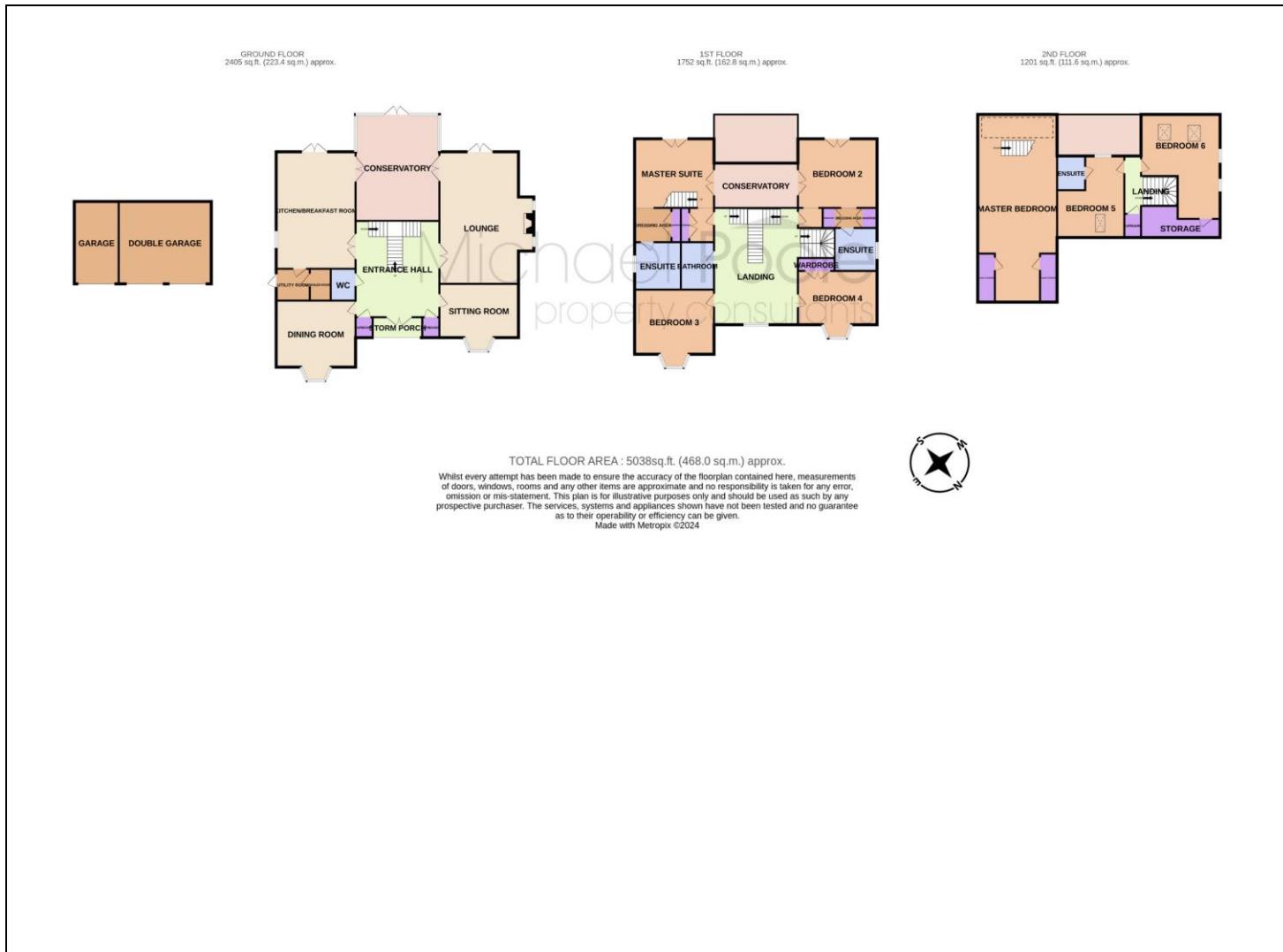


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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