

## MUSGRAVE GARDEN LANE, WYNYARD, TS22 5TR



- ▲ Self-Build Contemporary Design Detached House
- ▲ Hugely Impressive 3,000 Sq. Ft of Family Sized Living Space
- ▲ Flexible Living with Downstairs Bedroom, Dressing Room & En-Suite
- ▲ Five Double Bedrooms & Four Stunning Bathrooms
- ▲ Lounge with Bay Window & Living Flame Fire
- ▲ Large Stunning Open Plan Living/Dining/Kitchen with a Range of Fabulous Units & Boiling Tap
- ▲ Double Garage & Ample Parking Space
- ▲ Brand New Home with a Chain Free Sale
- ▲ Underfloor Heating, Gas Central Heating & Solar Panels
- ▲ Wiring Installed for Speakers to Ceiling of All Primary Rooms

**£850,000**

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## MUSGRAVE GARDEN LANE, TS22 5TR



This is a wonderful opportunity to purchase a stylish and high finished bespoke contemporary design detached home that offers flexible living with five bedrooms, four bathrooms and is offered to the market with a simple chain free sale.

Boasting an impressive 3,000 sq. ft of thoughtfully laid out family sized living space comprising a lovely reception hallway with cloakroom/WC, main lounge with living flame fire and access into the double garage, downstairs bedroom with dressing area and en-suite. There is an open plan living/dining/kitchen which comes fitted with high spec modern design units with large central island and top quality built-in Neff appliances and utility room. The first floor has four large double bedrooms all with access to a fabulously finished en-suite with the master having a generous dressing room and a further stunning bathroom suite. Externally, the driveway provides parking for several cars which leads up to an integral double garage. There are wraparound gardens with the rear having a southerly facing aspect, porcelain patio area, grass lawn, outside tap, and power.

Numerous features also include Honeywell wireless under floor heating, Hive Heating system which can be controlled from your phone, Cat 6 wiring to all rooms, gas central heating boiler and UPVC double glazing.

The owner is also offering a range of flooring that can be purchased and laid before the completion of the transaction if the correct price is met.

\*\*\* Please note some images included in the listing have been virtually staged to help showcase the intended use and true potential of spaces in the home. \*\*\*

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 Chargers Apply

Tenure - Freehold

Council Tax Band G

**TO VIEW:** Tel: **01642 955140**

10 Town Square, Billingham, TS23 2LY

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# MUSGRAVE GARDEN LANE, TS22 5TR

## GROUND FLOOR

### **HALLWAY - 6.66m x 4.185m (21'10" x 13'9")**

With composite entrance door, floor to ceiling windows, large Porcelain tiled flooring and Lowe & Simpson oak staircase.

### **WC - 1.85m x 1.10m (6'1" x 3'7")**

Fitted with a modern two-piece suite comprising Crosswater wall hung toilet, wash hand basin with mixer tap, Porcelain tiled floor, tiled splashback and electric extractor fan.

### **DRAWING ROOM - 4.74m (15'7") x 6.06m (19'11") into bay window**

With bay window and living flame gas fire.

### **KITCHEN/BREAKFAST ROOM - 8.57m x 4.12m (28'1" x 13'6")**

Fitted with a stunning range of two tone matt finish kitchen units with granite work surfaces, large central island breakfast bar with inlay sink with boiling tap, Neff integrated full height and freezer, Neff built-in double oven and grill, five ring induction hob with Porcelain splashback and electric extractor fan and integrated dishwasher. Large Porcelain tiled floor and LED downlights.

### **FAMILY ROOM - 4.74m x 3.59m (15'7" x 11'9")**

With Porcelain tiled floor and bi-folding doors marry up the outside with in.

### **UTILITY ROOM**

With matching kitchen floor units, inlay sink with mixer tap, plumbing for washing machine and dryer, airing cupboard housing the combination boiler and composite door opening to the side aspect.

### **BEDROOM FIVE - 4.815m x 3.005m (15'10" x 9'10")**

Perfect for an older family member or teenager and offers flexible living with UPVC French doors to the rear garden and radiator.

### **DRESSING AREA - 1.95m x 1.475m (6'5" x 4'10")**

### **BEDROOM FIVE EN-SUITE - 1.95m x 1.60m (6'5" x 5'3")**

Fitted with a modern three-piece suite comprising shower cubicle with tiled splashback, wash hand basin with mixer tap, WC, towel rail and Italian Porcelain tiled floor.

## FIRST FLOOR

### **GALLERY LANDING**

Overlooking the entrance hall.

### **MASTER BEDROOM - 3.725m x 5.45m (12'3" x 17'11")**

With radiator and Velux window.

### **MASTER DRESSING ROOM - 3.725m x 3.325m (12'3" x 10'11")**

### **MASTER EN-SUITE - 3.725m x 3.78m (12'3" x 12'5")**

Fitted with a stunning four-piece suite comprising large walk-in shower with waterfall mixer tap, shower attachment and glass shower screen, His & Hers Roper Rhodes vanity units with mixer taps over, freestanding roll top bath with mixer tap, Crosswater wall hung toilet, towel rail, fully tiled Italian Porcelain tiled walls and floor, electric extractor fan and LED spotlights.

### **BEDROOM TWO - 4.68m x 3.585m (15'4" x 11'9")**

With radiator.

### **BEDROOM THREE - 4.355m x 4m (14'3" x 13'1")**

With radiator.

### **JACK & JILL BATHROOM - 2.95m x 1.86m (9'8" x 6'1")**

Comprising Crosswater toilet, Roper Rhodes vanity unit, double walk-in shower cubicle with drench showerhead, shower attachment and glass shower screen, towel rail, electric extractor fan, Velux window and Italian Porcelain tiled walls and floor.

### **BEDROOM FOUR - 4.68m x 3.06m (15'4" x 10')**

### **FAMILY BATHROOM - 2.22m x 4m (7'3" x 13'1")**

Fitted with a stunning four-piece suite comprising walk-in shower with waterfall mixer tap, shower attachment and glass shower screen, Roper Rhodes vanity unit with mixer tap over, freestanding roll top bath with mixer tap, Crosswater wall hung toilet, towel rail, fully tiled Italian Porcelain tiled walls and floor, electric extractor fan, part mirror wall and LED spotlights.

## EXTERNALLY

### **PARKING & GARDENS**

The property sits on a generous plot with a large block paved driveway for a number of cars and a lawned garden to the front with deer fencing and laurel border. A side block paved path leads to the rear garden with Italian Porcelain flagstone patio area, lawn, raised sleeper flowerbed area, and outside lighting.

### **INTEGRATED DOUBLE GARAGE**

With power supply, light, side access door and housing the Megaflo tank.

**AGENTS REF:** - MH/LS/BIL240104/15032024

**Council Tax Band:** G

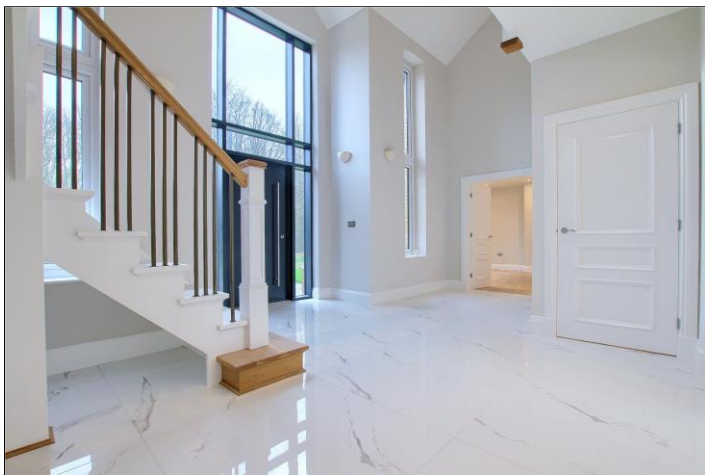
**Tenure:** Freehold

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

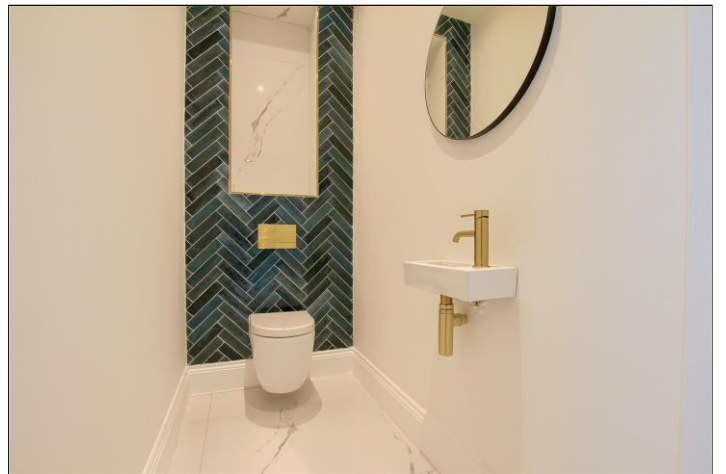
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5 Musgrave



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	89	89
(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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