

## COPPICE LANE, WYNYARD, TS22 5TJ



- ▲ Dere Street Homes Built 'Tate' Design
- ▲ Executive Four Bedroom Detached Home with Three Modern Bathrooms
- ▲ South/Westerly Facing Landscaped Rear Garden Backing onto Open Green Space

- ▲ Two Reception Rooms & Stunning Open Plan Kitchen/Family/Dining Room
- ▲ Utility Room & Downstairs WC
- ▲ Triple Width Driveway & Detached Double Garage
- ▲ Gas Central Heating & Solar Panels

**£650,000**

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This incredibly stylish Dere Street Home Built 'Tate' design detached house sits on a generous plot backing onto open green space and most fortunately it has a fabulous private landscaped rear garden that has a south westerly facing aspect meaning you can enjoy the sun at all times of the day.

Designed with family life in mind it has four double bedrooms, three modern bathrooms and open plan kitchen/family/dining area running the full length of the back of the property. Other features include gas central heating, UPVC double glazing, solar panels, triple width block paved driveway and double detached garage that has been insulated.

In brief the accommodation comprises entrance hall with vaulted ceiling, front lounge with gas burning stove, sitting room, cloakroom/WC, open plan kitchen/family/dining room and useful utility room. The first floor has a gallery landing, master bedroom with dressing area and modern en-suite, bedroom two with en-suite and built-in wardrobes, two further double bedrooms both with fitted wardrobes and family bathroom. Outside the garden has been beautifully landscaped with a half sized astro turf tennis court, well placed Indian sandstone patio areas and sleeper flower borders.

**GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door with full height glass inlay, Amtico flooring, staircase to the first floor, radiator, thermostat heating control, and under stairs storage cupboard.

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

**LIVING ROOM - 5.61m (18'5") x 4.17m (13'8") into alcove**  
With radiator and living flame gas burning stove with slate surround and hearth.

**SITTING ROOM - 3.28m x 4.98m (10'9" x 16'4")**  
With radiator.

**KITCHEN/DINING ROOM - 10.46m x 4.22m (34'4" x 13'10")**  
Featuring modern shaker design wall, drawer, and floor units with complementary marble work surface, stainless steel sink with mixer tap and marble drainer, four ring gas hob with marble splashback and brushed steel electric extractor fan over, integrated double oven and single oven/grill, fridge freezer, dishwasher and water filter. Woodgrain effect Amtico Spacia flooring and radiator.

**FAMILY AREA - 4.4m x 3.12m (14'5" x 10'3")**  
With radiator, patio doors and bi-folding doors opening to the southerly facing rear garden.

**UTILITY ROOM** - Matching shaker design units to the kitchen with complementary work surface, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dryer, water softening unit, cupboard housing the gas wall mounted boiler, Amtico flooring and composite door to the side aspect.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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## FIRST FLOOR

**GALLERY LANDING** - With radiator and access to the loft.

**MASTER BEDROOM** - 4.4m x 3.12m (14'5" x 10'3")  
With radiator.

**DRESSING AREA** - 3.68m x 2.9m (12'1" x 9'6")  
With built-in wardrobes and drawers.

**EN-SUITE SHOWER ROOM** - Fitted with an ultra-modern three-piece suite comprising double shower cubicle with glass shower screen, vanity unit with wash hand basin and mixer tap, WC, full height chrome towel rail, part tiled walls, tiled floor, and electric extractor fan.

**BEDROOM TWO** - 4.17m x 3.8m (13'8" x 12'6")  
With radiator and built-in wardrobes.

**EN-SUITE** - Fitted with an ultra-modern three-piece suite comprising double shower cubicle with glass shower screen, vanity unit with wash hand basin and mixer tap, WC, full height chrome towel rail, part tiled walls, tiled floor, and electric extractor fan.

**BEDROOM THREE** - 4.98m x 3.28m (16'4" x 10'9")  
With radiator and built-in wardrobes.

**BEDROOM FOUR** - 4.3m x 3.12m (14'1" x 10'3")  
With radiator and built-in wardrobe.

**FAMILY BATHROOM** - Fitted with a modern four-piece suite comprising panelled bath with mixer tap over, shower cubicle with glass concertina door and glass tiled splashback, 'His & Hers' wash hand basins with mixer taps and vanity unit, full height chrome towel rail, electric extractor fan, part tiled walls and tiled floor.

## EXTERNALLY

**GARDENS** - Externally the property sits on a large plot with a southerly facing rear garden. The front garden is laid to lawn with deer fencing and Laurel border. Side gated access leads to the landscaped south westerly facing rear garden with astro turf area, lawn, Indian sandstone patio area, gravel, Laurel and flower borders with feature outdoor lighting, outside tap and power, and timber shed.

**DETACHED DOUBLE GARAGE** - A triple width block paved driveway for a number of cars leads to a detached double garage with two up and over doors. The garage is fully insulated with power, light, and side access door to the garden.

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

**AGENTS REF:** - MH/LS/BIL240132/29042024

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

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7 Coppice Lane



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		98
(81-91)	B	88	
(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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