

WYNYARD COURT, THORPE THEWLES, STOCKTON-ON-TEES, TS21 3LN



- ▲ This Superb Executive Home Provides a Deceptively Spacious Layout Which Will Only be Fully Appreciated Upon Internal Viewing
- ▲ Enhanced by High Quality Fittings & Having Been Recently Re-Wired & Beautifully Re-Decorated Throughout
- ▲ Five Spacious Double Bedrooms with the Master Having a Walk-In Wardrobe & Luxurious En-Suite Bathroom

- ▲ The Layout Would Also Suit Those Buyers Looking for a Ground Floor Bedroom with En-Suite to Cater for a Dependant Relative
- ▲ Superb Landscaped Gardens to Three Sides with a Block Paved Driveway & Double Garage
- ▲ Wynyard Court is a Small Exclusive Development of Exclusive Detached Homes Set Within a Cul-De-Sac at the Edge of This Sought After Village

£575,000

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Show home standard and offering substantial living accommodation extending to over 3000 sq. ft, this superb executive home provides a deceptively spacious layout which will only be fully appreciated upon internal viewing.

Briefly comprises entrance porch, hallway, cloakroom/WC, lounge, dining room, family room, dining kitchen, utility room and guest bedroom with en-suite shower room. The first floor provides four spacious double bedrooms with the master having a walk-in wardrobe and luxurious en-suite bathroom. In addition, there is a family shower room with a high specification. The layout would also suit those buyers looking for a ground floor bedroom with en-suite to cater for a dependant relative.

Externally there are superb, landscaped gardens to three sides with a block paved driveway and double garage.

GROUND FLOOR

ENTRANCE PORCH - With double entrance doors and further double doors

RECEPTION HALLWAY - With Karndean flooring, radiator, cornicing, large built-in cloaks cupboard, under stairs cupboard and spindle staircase to the first floor. Internal door to the double garage.

CLOAKROOM/WC - 1.93m x 1.75m (6'4" x 5'9")
With a low-level WC and wash hand basin set in an attractive vanity unit. Tiled walls, vertical radiator, coving and downlighting.

FAMILY ROOM - 4.85m (15'11") x 3.66m (12') Measured into bay
A versatile reception room with front double glazed bay window, radiator, and coving.

LOUNGE - 5.54m x 5m (18'2" x 16'5")
An extremely spacious room with two sets of double-glazed French doors to the gardens with Plantation Shutters. Inglenook style fireplace with solid fuel stove. Cornicing, two radiators and double doors returning to the hallway.

DINING ROOM - 4.88m x 4.17m (16' x 13'8")
Spacious formal dining room with radiator, double glazed window, ornate cornicing, spotlighting and double-glazed French doors to the side garden.

UTILITY ROOM - 2.92m x 2.44m (9'7" x 8')
Further fitted units, plumbing for automatic washing machine and space for tumble dryer. Rear double-glazed window and access door.

DINING KITCHEN - 5.92m x 3.8m (19'5" x 12'6")
Newly installed bespoke kitchen with high quality detachable/movable units with matching island unit, integrated appliances and incorporating a ceramic Belfast sink unit & a Belling Farmhouse Range Cooker. Vertical radiator, double glazed window, coved ceiling and downlighting. Double glazed French doors to the rear garden.

TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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GUEST BEDROOM - 4.67m (15'4") x 4.27m (14') Measured into bay

A versatile room designed as a ground floor guest bedroom with attached en-suite. Radiator, corning and double-glazed bay window overlooking the rear garden.

EN-SUITE SHOWER ROOM - 2.41m x 2.34m (7'11" x 7'8")

Double shower enclosure, wash hand basin in vanity unit and low-level WC. Tiled walls and floor, double glazed window, heated towel rail and downlighting.

FIRST FLOOR

LANDING - With radiator, coving, loft hatch, Karndean flooring and built-in storage cupboard.

MASTER BEDROOM - 5.77m x 5.03m (18'11" x 16'6")

Attractive fitted wardrobes. Two designer radiators, double glazed window, downlighting and corning.

WALK-IN WARDROBE - 3.28m x 1.96m (10'9" x 6'5")

Double doors from the bedroom open to this private area with clothes rails, shelving, radiator, and access to eaves storage.

EN-SUITE BATHROOM - 3.73m (12'3") x 2.95m (9'8") reducing to 2.44m (8')

Jacuzzi bath with shower attachment, wash hand basin in vanity unit and low-level WC. There is also a Jacuzzi double shower enclosure with body jets. Part tiled walls, tiled floor, and Velux window.

BEDROOM THREE - 5.08m (16'8") reducing to 3.96m (13') x 4.45m (14'7")

Radiator, double glazed window, and coving.

BEDROOM FOUR - 5.94m x 2.97m (19'6" x 9'9")

Fitted wardrobes, radiator, Velux window and access to eaves storage.

BEDROOM FIVE - 4.42m x 4.17m (14'6" x 13'8")

With four Velux windows and radiator.

FAMILY SHOWER ROOM - 2.92m x 2.44m (9'7" x 8')

Jacuzzi double shower enclosure with body jets, wash hand basin in vanity unit and low-level WC. Chrome effect heated towel rail, Velux window, part tiled walls and tiled floor.

EXTERNALLY

GARDENS & DOUBLE GARAGE - The property occupies a surprisingly generous plot with delightful, established gardens. There is a generous lawned front garden with a variety of shrubs and trees. A block paved driveway provides off street parking for a number of vehicles and leads to the double garage with two electric up and over doors, side window and courtesy door, power points and lighting. To the side there is a private enclosed lawned garden with path leading to the generous rear garden which provides a shaped lawn, pleasant, paved seating area ideal for outdoor entertaining, further shrub sections and outdoor lighting.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - LJ/LS/STO210207/20042021

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

TO VIEW: Contact our Stockton office on

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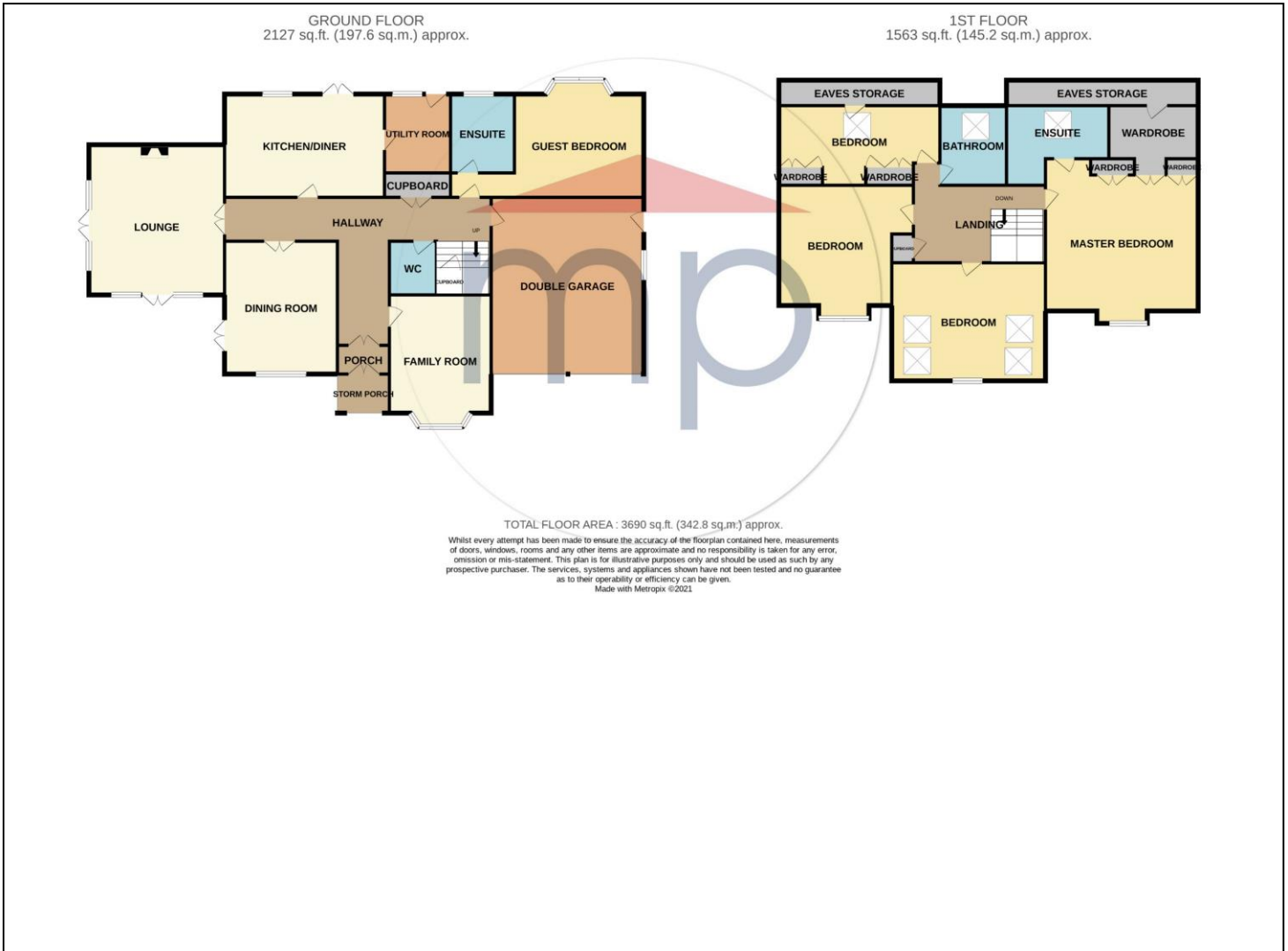


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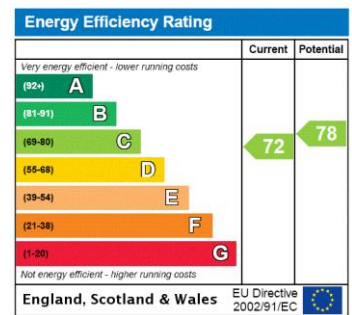
A photograph of the Michael Poole property consultants storefront at night. The building is illuminated with blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and brochures.

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