

AUTUMN GROVE, WYNYARD, TS22 5UX



- ▲ Incredibly Stylish, Modern & Contemporary Dutchy Homes Built 'Wavendon' Design Detached House
- ▲ Upgraded & Improved from Standard Builders Spec
- ▲ Wonderfully Positioned on the Executive Wynyard Woods Development

- ▲ Stunning Landscaped Rear Garden, Plenty of Useful Car Parking Space & Integrated Double Garage
- ▲ Five Double Bedrooms
- ▲ Fabulous Family Bathroom & Two Modern En-Suite
- ▲ Open Plan Kitchen/Diner with Fabulous Modern Units & Built-In Appliances

£500,000

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A true showstopper, this chain-free five-bedroom detached 'Wavendon' style home by Duchy Homes has been meticulously upgraded and beautifully styled throughout, resulting in an outstanding residence that would not look out of place in the finest lifestyle magazines.

The impressive property offers exceptional living space, perfectly suited to modern lifestyles. Extending to over 1,900 sq ft of well-appointed accommodation, the home boasts five generous double bedrooms and three beautifully presented bath/shower rooms, providing ample space and flexibility for growing families. Designed with both comfort and practicality in mind, there is plenty of room to relax, entertain, and enjoy everyday living.

The exclusive Wynyard Wood is a great location and has a fabulous rear garden that has been landscaped with a well-placed patio and create a fantastic space for all the family to enjoy. There's a double width Herringbone block paved drive offering ample parking to the front and integrated double garage which offers fantastic storage.

In brief the accommodation comprises entrance hall with cloakroom/WC, snug to the front, spacious living overlooking the garden, open plan kitchen/living/dining room fitted stunning modern contemporary style units and built-in appliances and useful utility room. The first floor has five double bedrooms (bedroom one has a fabulous shower room en-suite and built wardrobes in the dressing area) and family bathroom with a sumptuous four piece suite.

Other notable features include UPVC double glazed windows, gas central heating and has several years remaining on the NHBC builders' warranty. The home also benefits from many extras/upgrades including porcelain tiled floor on the ground floor upgraded full height tiling in the ensuite and solid granite worktops in the kitchen.

TO VIEW: Tel: **01642 955140**

10 Town Square, Billingham, TS23 2LY

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GROUND FLOOR

ENTRANCE HALL

SNUG - 3.78m x 2.97m (12'5" x 9'9")

UTILITY

LIVING ROOM - 4.57m x 4.4m (15' x 14'5")

KITCHEN AREA - 4.57m x 3.3m (15' x 10'10")

FAMILY DINING ROOM AREA - 5.18m x 3.78 (max) (17' x 3.78 (max))

FIRST FLOOR

LANDING

BEDROOM ONE - 4.93m x 3.3m (16'2" x 10'10")

DRESSING AREA

EN-SUITE ONE

BEDROOM TWO - 3.63m (11'11") (max) x 3.18m (10'5") (max)

EN-SUITE TWO

MAIN BATHROOM

BEDROOM THREE - 4.06m x 3.2m (max) (13'4" x 10'6" (max))

BEDROOM FOUR - 4.11m x 2.7m (13'6" x 8'10")

BEDROOM FIVE - 3.18m x 3.15m (10'5" x 10'4")

BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - MH/LS/BIL240412/10062026

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

TO VIEW: Contact our Billingham office on
Tel: 01642 955140



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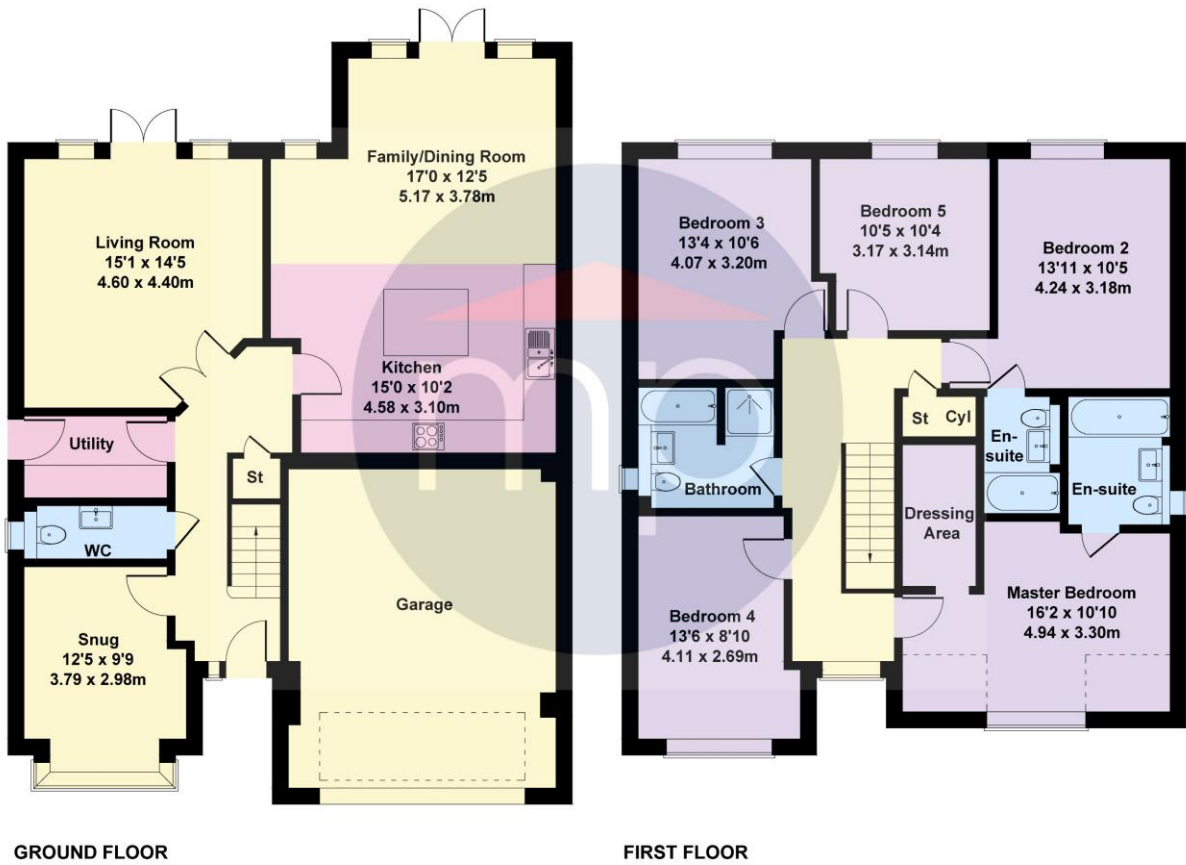
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A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated by blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information. The building is a brick structure with a modern design.

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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

Approximate Gross Internal Area
2314 sq ft - 215 sq m



Not to Scale. Produced by The Plan Portal 2025
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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