ANNIGATE CLOSE, WYNYARD, TS22 5ST

- Overlooking the 12th Tee of Wynyard Golf Club
- Four Bedroom Detached with a CHAIN FREE Sale
- Cul-De-Sac Position
- Large Herringbone Block Paved Driveway & Detached Double Garage
- Modern Kitchen & Bathrooms
- Three Reception Rooms & Useful Utility Room
- Westerly Facing Rear Garden

£440,000

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Superbly Positioned at the bottom of a cul-de-sac and overlooking the 12th tee at Wynyard Golf Club, this four bedroom detached house on a sizable plot is offered to the market with a CHAIN FREE Sale.

The property has some great features that include modern kitchen with built-in appliances, two modern bathrooms, WESTERLY facing rear garden, large Herringbone block paved driveway and a detached double garage.

The home comprises storm porch, entrance hall, 18ft lounge, sitting room, dining room, kitchen with modern units, downstairs WC and useful utility room. The first floor has a gallery landing, bedroom one with dressing area with modern en-suite, three further double bedrooms and family bathroom with white modern suite.

Other features include wooden sash windows, EV charger and gas central heating with Baxi gas boiler.

GROUND FLOOR

ENTRANCE HALL - Wooden composite entrance door with glass inlay to a spacious entrance hall with woodgrain effect laminate flooring, staircase to the first floor and radiator.

CLOAKROOM/WC - Fitted with a modern two-piece suite comprising vanity unit with wash hand basin and mixer tap, dual flush WC with hidden cistern, towel rail, part tiled walls, tiled flooring and electric extractor fan.

SITTING ROOM - 4.06m (13'4") into bay window x 3.28m (10'9") (max)
With woodgrain effect laminate flooring, radiator and bay window.

LOUNGE - 5.74m x 3.7m (18'10" x 12'2")
With radiator, living flame electric fire in marble surround and wooden double glazed doors open to the westerly facing rear garden.

DINING ROOM - 2.8m x 2.7m (9'2" x 8'10")
With woodgrain effect laminate flooring, radiator and wooden double glazed French doors open to the rear garden.

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KITCHEN - **4.75m (15'7") into bay x 2.9m (9'6")**
Fitted with stunning farmhouse style wall, drawer, and floor units with complementing granite work surface and breakfast bar, four ring gas hob with granite splashback and black electric extractor fan over, inlay stainless steel sink with mixer tap and granite splashback, combination microwave oven, electric oven, integrated fridge freezer and dishwasher. Tile effect LVT flooring and LED downlights.

UTILITY ROOM - **2m x 1.75m (6'7" x 5'9")**
Fitted with wall and floor units with complementary granite effect work surface, sink with mixer tap and drainer, plumbing for washing machine, wall mounted Baxi boiler, tile effect LVT flooring and wooden composite door with glass inlay opens to the side aspect.

FIRST FLOOR

LANDING - With access to the loft and airing cupboard housing the water tank.

BEDROOM ONE - **3.28m x 3.12m (10'9" x 10'3")**
With radiator, built-in dressing table with drawers and dressing area with built-in wardrobes.

EN-SUITE - Fitted with a modern three-piece suite comprising double shower cubicle with glass shower screen, vanity unit with wash hand basin, dual flush WC with hidden cistern, towel rail, fully tiled walls, tiled floor, LED downlights and electric extractor fan.

BEDROOM TWO - **3.7m x 2.95m (12'2" x 9'8")**
With woodgrain effect laminate flooring and radiator.

BEDROOM THREE - **3.7m x 2.8m (12'2" x 9'2")**
With woodgrain effect laminate flooring and radiator.

BEDROOM FOUR - **3.73m x 3.1m (max) (12'3" x 10'2" (max))**
With woodgrain effect laminate flooring and radiator.

FAMILY BATHROOM - Fitted with a modern three-piece suite comprising L' shaped panelled bath with mixer tap, drench showerhead over and glass shower screen, dual flush WC, vanity unit with wash hand basin, chrome towel rail, part tiled walls, tiled floor and electric extractor fan.

EXTERNALLY

PARKING & GARDENS - The property is nicely tucked away at the bottom on Annigate Close and features a generous turning forecourt with Herringbone block paved driveway leading to the large, detached garage and there is an electric car charging point and lawned garden. Side gated access leads to the side garden with lawn, views overlooking the 12th hole on Wynyard Golf Course and a flagstone pathway leads to the westerly facing rear garden with raised Indian flagstone patio area, lawn, mature bush borders and outside tap.

DETACHED GARAGE - **5.84m x 5.54m (19'2" x 18'2")**
With up and over door, power supply, light and side access door to the rear garden.

AGENTS REF: - MH/LS/BIL250304/27062025

Council Tax Band: F **Tenure:** Freehold

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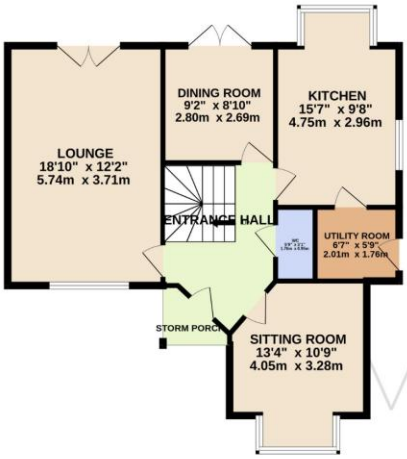
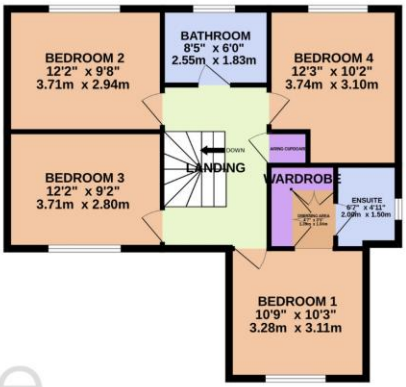
GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.9 sq.m.) approx.



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property consultants

TOTAL FLOOR AREA : 1783 sq.ft. (165.7 sq.m.) approx.

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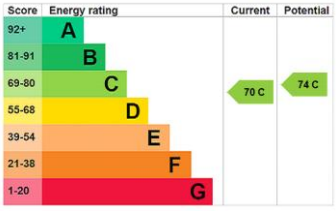

The Property Ombudsman

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