

STONEY WOOD DRIVE, WYNYARD, TS22 5TS



- ▲ Beautifully Presented Inside & Out
- ▲ Family Friendly Bellway Built Detached House
- ▲ Southerly Facing Landscaped Rear Garden
- ▲ Living Room & Sitting Room

- ▲ Four Double Bedrooms & Two Bathrooms
- ▲ Open Plan Kitchen/Diner with Modern Units & Family Area
- ▲ Double Width Driveway & EV Charger
- ▲ Gas Central Heating & UPVC Double Glazing

£440,000

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This family friendly Bellway built four bedroom detached house is beautifully presented both inside and out. Set back from the main road, the property sits on the right side of the road having the benefit of a southerly facing rear garden and the added bonus of a fantastically landscaped rear garden.

The home comprises entrance hall, front living room, sitting room, open plan kitchen/diner with a range of modern Shaker design units and family area, utility room and downstairs WC on the ground floor. The first floor has large landing, bedroom one with modern en-suite, three further double bedrooms and family bathroom with four piece suite. Outside the owners have landscaped the rear garden making it a perfect entertaining space to take advantage of the southerly facing rear garden.

Other features include double width block paved driveway, EV charging point, part boarded loft with drop down ladder, gas central heating and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, Amtico flooring, stairs to the first floor with oak top banister, radiator and understairs cupboard.

LIVING ROOM - 4.32m x 4.3m (14'2" x 14'1")
With radiator, panelled walls and floor to ceiling mirrors.

KITCHEN/DINING AREA - 6.35m x 3.53m (20'10" x 11'7")
Very much the heart of the home featuring a range of modern Shaker design floor, wall and drawer units with granite work surface and central island with four gas hob and brush steel electric extractor fan. A range of integrated appliances includes fridge/freezer, electric oven and grill and dishwasher. Inlay stainless steel sink with mixer tap and granite drainer. Amtico flooring, LED spotlights, radiator and UPVC double doors open onto the SOUTH facing rear garden.

FAMILY AREA - 3m x 2.5m (9'10" x 8'2")
With radiator and Amtico flooring.

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UTILITY ROOM - With Shaker design floor unit, plumbing for a washing machine and dryer, and Amtico flooring.

CLOAKROOM W/C - With modern two piece suite comprising dual flush WC with hidden cistern, wash hand basin, half tiled walls, radiator and Amtico flooring.

FIRST FLOOR

LANDING - A large landing space with radiator, cupboard, airing cupboard housing the mega flow water tank and access into the boarded loft via drop down ladder.

BEDROOM ONE - 4.8m x 4.3m (15'9" x 14'1")
With radiator.

EN-SUITE - Fitted with a modern three piece suite comprising shower cubicle, wash hand basin with mixer tap, dual flush WC with hidden cistern, part, speaker system, tiled walls, electric extractor fan and towel rail.

BEDROOM TWO - 3.58m x 3.28m (11'9" x 10'9")
With radiator.

BEDROOM THREE - 3.58m x 3.18m (11'9" x 10'5")
With radiator.

BEDROOM FOUR - 3.18m x 3.18m (10'5" x 10'5")
With radiator.

FAMILY BATHROOM - Fitted with a modern four piece suite comprising double shower cubicle with glass sliding door, panelled bath with mixer tap, wash hand basin with mixer tap and dual flush WC with hidden cistern, Part tiled walls, electric extractor fan and towel rail.

EXTERNALLY

GARDENS - Set back from the main road with a lawned front garden, electric socket, EV charger and side gated access leading to the south facing rear garden. The rear garden has been beautifully landscaped and features a large porcelain tiled patio area, lawn, slate gravelled borders, five electric points, gazebo with lights, 12ft timber shed and outside tap.

PARKING - Double width block paved driveway and EV charger.

SITTING ROOM - With LVT flooring, radiator, LED downlights and storage with gas boiler.

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

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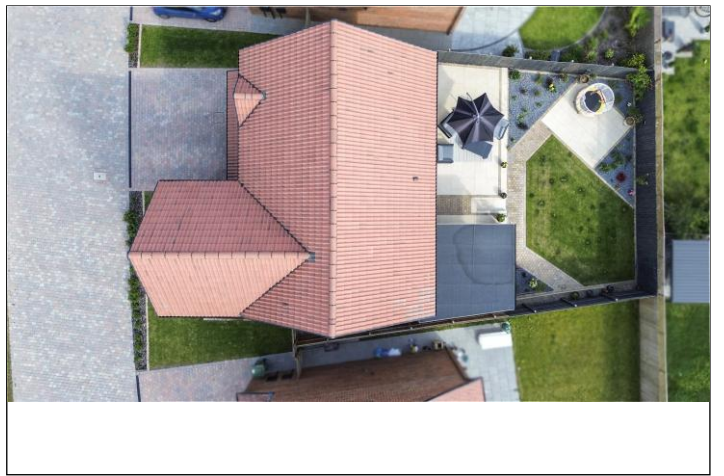
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