

ACORN CLOSE, WYNYARD, TS22 5UZ



- ▲ Incredibly Stylish, Modern & Contemporary Dutchy Homes Built 'The Hartwell' Design Detached House
- ▲ Upgraded & Improved from Standard Builders Spec
- ▲ Wonderfully Positioned at the Top of a Cul-De-Sac on the Executive Woodland Manor Development

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

Originally Priced At £500,000. Now Reduced to Offers Over £475,000. The current owners may consider a Part Exchange for a property, (Must also be in Wynyard!), up to a maximum of £400,000.

Offers Over £475,000

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This is a real showstopper of a property! The current owners have taken this five-bedroom detached 'The Hartwell' style property, built by Dutchy Homes and they have made some upgrades and improvements to the builders' spec to create a home worthy of any lifestyle magazine.

The property offers fantastic living space for the modern family with five double bedrooms complimented by three stunning bath/shower rooms, there is plenty of space for the whole family to enjoy.

The exclusive Woodland Manor Development is a great location, along with being set at the top of a cul-de-sac and this one has a fabulous rear garden that has been landscaped and has a WESTERLY facing aspect. There's a longer than average double width Herringbone block paved drive offering ample parking to the front and an integrated double garage.

In brief the accommodation comprises entrance hall with cloakroom/WC, front lounge, open plan kitchen/living/dining room fitted with stunning modern contemporary style units and built-in appliances and there is a useful utility room. The first floor has five double bedrooms (bedrooms one and two have a fabulous shower room en-suite,) and there is a family bathroom with a sumptuous four-piece suite.

Other notable features include UPVC double glazed windows, gas central heating, outside power sockets and has several years remaining on the NHBC builders' warranty. The home also benefits from many extras/upgrades including Amtico flooring on the ground floor, upgraded part tiled walls in the en-suites, bathroom and cloakroom/WC and Calacatta gold quartz work surfaces, fitted Hillary's Roman and roller style blinds, Nest thermostat controllers for both upstairs and down stairs, that can be individually controlled, fitted Hammonds robes in master bedroom, upgraded kitchen and upgraded appliances, additional external lighting to front side and rear of the house, fitted alarm system, remote controlled electric garage door, added utility units and boiler housing, pelmet and plinth lighting, vanity unit to en-suite one and additional waterfall style fixed shower heads to fitted shower enclosures.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, staircase to the first floor with oak topped banister, integrated lighting leading on the staircase and there is LED down lighting too, Amtico flooring, radiator and under stairs storage cupboard.

LIVING ROOM - 5.16m (max) x 3.73m (16'11" (max) x 12'3")
With radiator, bay window and four LED downlights.

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

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FAMILY DINING AREA - 6.9m x 3.58m (22'8" x 11'9")

A fantastic living space for all the family to enjoy and featuring Amtico flooring, radiator and two sets of UPVC French doors open to the westerly facing rear garden.

KITCHEN AREA - 4.2m x 3.07m (13'9" x 10'1")

Fitted with a range of shaker design wall, drawer, and floor units with Calacatta gold quartz work surface and breakfast bar, under unit LED downlights, plinth lighting, four ring induction hob, electric fall and rise integrated modern extractor hood, integrated double electric oven and grill, integrated fridge freezer, integrated dishwasher, sink with mixer tap and Silestone drainer, Amtico flooring, LED down lighting and sockets with USB points.

UTILITY ROOM - Fitted with a range of shaker design wall and floor units with Silestone worktop, cupboard housing the wall mounted boiler, plumbing for washing machine, space for second appliance, Amtico flooring, radiator, LED down lighting, ceiling mounted extractor fan and composite door with glass inlay to the side aspect.

FIRST FLOOR

LANDING - With access to the loft area, UPVC double glazed window to the front aspect, large airing cupboard housing the water tank, radiator and LED downlighting.

MASTER BEDROOM - 4.98m x 5.2m (max) (16'4" x 17'1" (max))

With two radiators, bay window and triple fitted robes by Hammonds with double hanging rails and shelving.

EN-SUITE SHOWER ROOM - Fitted with a modern three-piece suite comprising double shower cubicle with Porcelain tiled splashback, waterfall style fixed shower head with an additional separate shower head fitment and glass shower screen, vanity unit with wash hand basin, mixer tap and pull out drawers, dual flush WC with hidden cistern, Porcelain tiled floor, part tiled walls, electric extractor fan, LED downlights and chrome effect heated towel rail.

BEDROOM TWO - 3.94m x 3.45m (12'11" x 11'4")

With radiator.

EN-SUITE - Fitted with a modern three-piece suite comprising double shower cubicle with tiled splashback, waterfall style fixed shower head with an additional separate shower head fitment and glass shower screen, wash hand basin with mixer tap, dual flush WC with hidden cistern, tiled floor, part tiled walls, electric extractor fan, LED downlights and chrome effect heated towel rail.

BEDROOM THREE - 3.73m x 3.23m (12'3" x 10'7")

With radiator.

BEDROOM FOUR - 3.33m x 2.97m (10'11" x 9'9")

With radiator.

BEDROOM FIVE - 3.66m x 2.29m (12' x 7'6")

With radiator.

BATHROOM - Fitted with a modern four-piece suite comprising panelled bath with shower attachment and mixer tap, shower cubicle with Porcelain tiled splashback, waterfall style fixed shower head with an additional separate shower head fitment and glass shower screen/door, wash hand basin with mixer tap, dual flush WC with hidden cistern, Porcelain tiled floor, electric extractor fan, LED downlights and chrome effect heated towel rail.

EXTERNALLY

GARDENS & DOUBLE GARAGE - To the front there is a lawned garden with shrub borders incorporating laurel hedge and a longer than average double herringbone driveway leading to the attached integrated double garage with electric up and over style door, power supply and light. Side gated access leads to the westerly facing rear garden mainly laid to lawn with two patio areas, decked area and an external double socket. and mature bush and flower borders. There is also additional outdoor lighting to the front, side and rear of the house.

AGENTS REF: - MH/LS/BIL250480/14102025

Council Tax Band: F

Tenure: Freehold



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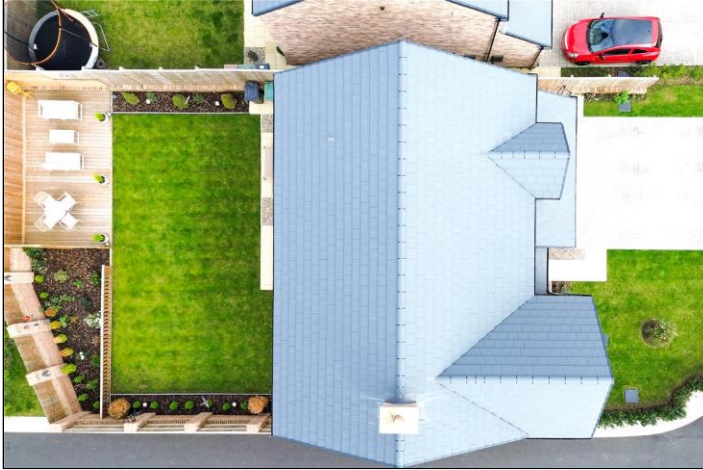
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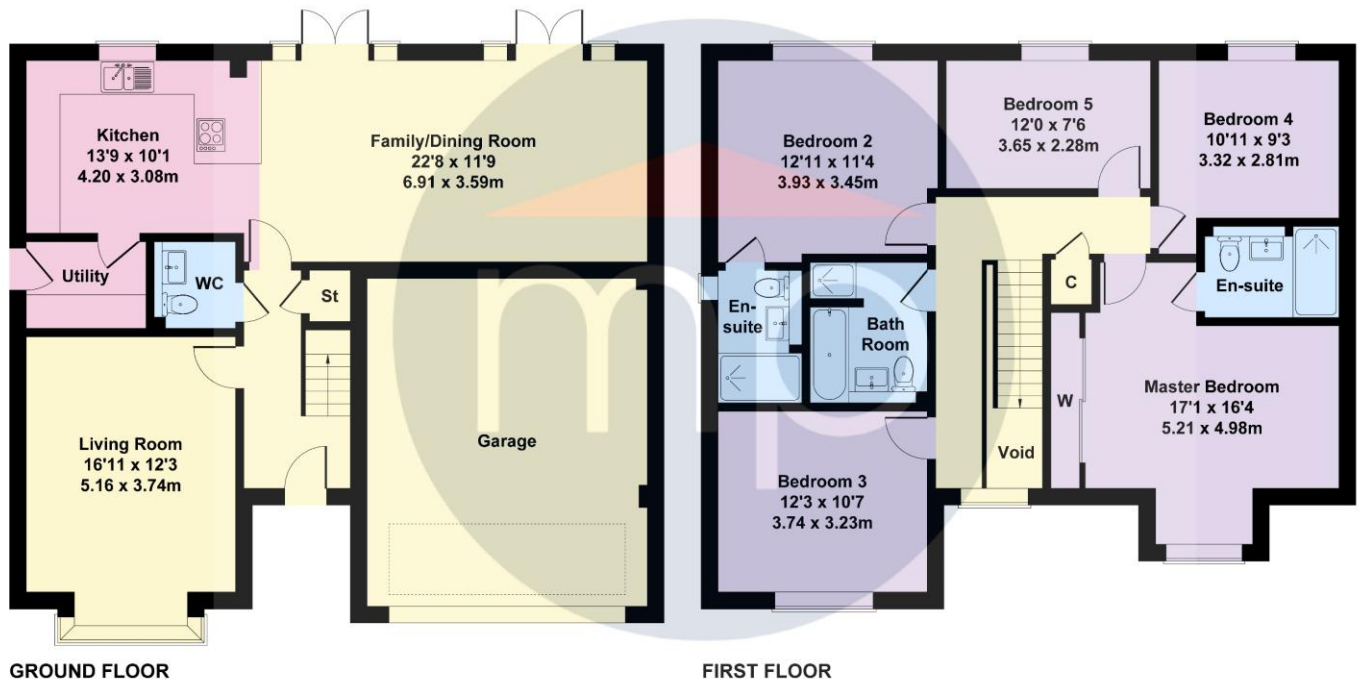


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Acorn Close

Approximate Gross Internal Area
2120 sq ft - 197 sq m



Not to Scale. Produced by The Plan Portal 2025
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