

## GILBERT CLOSE, WYNYARD, TS22 5NJ



- ▲ David Wilson Built 'The Kirkdale' Design
- ▲ Four Double Bedroom Detached House
- ▲ Overlooking The Wildlife Pond
- ▲ Westerly Facing Rear Garden
- ▲ Double Tandem Driveway & Garage
- ▲ Two Modern Bath/Shower Rooms & Downstairs WC

**£340,000**

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This beautifully presented David Wilson built The 'Kirkdale' design is excellently positioned overlooking looking the wildlife pond would be perfect if you are looking for a ready to move in home in the popular location of Wynyard.

Featuring a WESTERLY facing rear garden that is perfect for catching the afternoon/evening sun, along with four double bedrooms, two fabulous modern bath/shower rooms it is definitely worth a viewing!

Set on the Highgrove at Wynyard Park the property comprises spacious entrance hall, downstairs WC, front lounge and open plan kitchen/living/diner with a range of modern style units and built in appliances. The first floor has landing, four double bedrooms (bedroom one has a modern en-suite) and bathroom. Outside there is double tandem parking to the front, single garage and access to the Westerly facing rear garden with extended patio.

Numerous other features gas central heating, UPVC double glazing, all of the fixtures and fittings are bang up to date and top quality and as you would expect, there's plenty of years remaining on the NHBC builders' warranty.

### **GROUND FLOOR**

**ENTRANCE HALL** - With composite entrance door to a spacious entrance hall with radiator, woodgrain effect vinyl flooring, staircase to the first floor and storage cupboard.

### **GROUND FLOOR WC - 1.1m x 1.63m (3'7" x 5'4")**

Fitted with a white two-piece suite comprising wash hand basin with tiled splashback and mixer tap, dual flush WC, radiator, tile effect vinyl flooring, electric extractor fan and storage cupboard.

### **LOUNGE - 3.38m x 5.61m (11'1" x 18'5")**

With radiator and bay window.

### **OPEN PLAN KITCHEN/LIVING/DINING AREA - 7.32m x 4.45m (24' x 14'7")**

A fantastic space and very much the heart of the home featuring high gloss wall, drawer, and floor units with complementary work surface, five ring gas hob with glass splashback and brushed steel electric extractor fan over, double oven and grill, stainless steel sink with mixer tap and drainer, integrated fridge and freezer, integrated dishwasher, plinth heater, woodgrain effect laminate flooring, two radiators, LED downlights and UPVC French doors open to the rear westerly facing garden.

**TO VIEW:** Tel: **01642 955140**

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## UTILITY ROOM - 1.55m x 2.13m (5'1" x 7')

With high gloss wall and floor units, work surface, plumbing for washing machine and dryer, composite door to the side aspect.

## FIRST FLOOR

**LANDING** - With access to the loft.

## BEDROOM ONE - 3.86m x 4.11m (12'8" x 13'6")

With radiator.

## EN-SUITE - 1.42m x 2.29m (4'8" x 7'6")

Fitted with a white three-piece suite comprising double shower cubicle with glass shower screen and tiled splashback, wash hand basin with mixer tap, dual flush WC, part tiled walls, chrome towel rail and electric extractor fan.

## BEDROOM TWO - 3.33m x 4.11m (10'11" x 13'6")

With radiator.

## BEDROOM THREE - 3.43m x 3.02m (11'3" x 9'11")

With radiator.

## BEDROOM FOUR - 2.72m x 3.63m (8'11" x 11'11")

With radiator.

## BATHROOM - 1.98m x 2m (6'6" x 6'7")

Fitted with a white three-piece suite comprising panelled bath with mixer tap, wash hand basin with mixer tap, dual flush WC, part tiled walls, chrome towel rail and electric extractor fan.

## EXTERNALLY

**PARKING & GARAGE** - To the front there is a tandem tarmac driveway leading to a single garage with up and over door.

**GARDENS** - Lawned front garden with flagstone pathway and side gated access to the rear garden with flagstone patio area, lawn and tree borders.

**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/BIL250491/10042026

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

**TO VIEW:** Contact our Billingham office on

Tel: 01642 955140



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