

LYNNWOOD DRIVE, WYNYARD, TS22 5FQ



- ▲ Superb Example of an Extremely Modern Detached House
- ▲ Popular Avant Homes Built 'The Rosebury' Design
- ▲ Overlooking a Greenfield
- ▲ Four Double Bedrooms & Two Bath/Shower Rooms

- ▲ Neat, Well Kept Gardens, Driveway & Integrated Garage
- ▲ Open Plan Well Equipped Modern Kitchen/Living/Diner with Built-In Appliances
- ▲ Beautifully Presented Throughout

£335,000

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You'll find this brilliantly modern, well designed Avant Homes built "The Rosebury" design detached house which is fine-tuned for today's growing families and is beautifully presented throughout.

The neat, stylish and nicely turned out accommodation comprises entrance hall, front lounge, a modern, well-equipped kitchen/living/diner with built-in appliances and bi-fold doors marrying up the inside to the out, utility room and cloakroom/WC. The first floor has four double bedrooms (master bedroom with stunning en-suite & built in wardrobe) and a fabulous family bathroom. Outside, there are neat gardens at the front and rear and fabulous rear garden with large patio area and astro turf lawn. There is a double width blocked paved Herringbone driveway leading up to the integrated garage.

As you'd expect from such a modern place, all of the fixtures and fittings are bang up to date with UPVC windows, gas central heating, perfect fit blinds and has access to the Wynyard Estate facilities.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with woodgrain effect tiled flooring, panelled walls and radiator.

LOUNGE - 4.04m x 3m (13'3" x 9'10")
With radiator and panelled walls.

KITCHEN DINER - 5.74m x 4m (18'10" x 13'1")
Fitted with a range of modern wall, drawer, and floor units with complementary work surface, five ring gas hob with glass splashback and electric extractor fan over, one and a half bowl stainless steel sink with mixer tap and drainer, double oven and grill with warming drawer, integrated fridge freezer and dishwasher, LED downlights, tiled flooring, electric extractor fan and UPVC French doors open to the rear garden.

SITTING ROOM - 5.2m x 3.07m (17'1" x 10'1")
With tiled flooring, radiator and bi-folding doors with perfect fit blinds marry up the outside with the in.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

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UTILITY - 2.5m x 1.47m (8'2" x 4'10")

Floor unit with work surface, stainless steel sink with mixer tap, plumbing for washing machine, LED downlights, tiled flooring and integrated access to the garage.

GROUND FLOOR WC - Fitted with a modern two-piece suite comprising wash hand basin with mixer tap, dual flush WC with hidden cistern, radiator, fully tiled walls and floor, mirror, LED downlights and electric extractor fan.

FIRST FLOOR

LANDING - With large storage cupboard and access to the loft.

BEDROOM ONE - 3.35m x 3.63m (11' x 11'11")

With radiator and built-in fitted wardrobe with mirror sliding door.

EN-SUITE - Modern three piece suite comprising double shower cubicle with waterfall head and shower attachment, vanity sink unit with pull out drawer, dual flush WC with hidden cistern, part tiled walls, tiled floor, electric extractor fan and chrome towel rail.

BEDROOM TWO - 4.47m x 2.77m (14'8" x 9'1")

With radiator.

BEDROOM THREE - 3.45m x 3.15m (11'4" x 10'4")

With radiator.

BEDROOM FOUR - 3.84m x 2.26m (12'7" x 7'5")

With radiator.

FAMILY BATHROOM - Modern three piece suite comprising panelled bath with mixer tap and shower attachment, vanity sink unit with pull out drawer, dual flush WC with hidden cistern, part tiled walls, tiled floor, electric extractor fan and chrome towel rail.

EXTERNALLY

PARKING & GARDENS - To the front there is a double width herringbone block paved driveway leading to the integrated garage and a lawned garden. Side gated access leads to the low maintenance rear garden with large flagstone patio area, astro turf, gazebo, outside tap and power.

INTEGRATED GARAGE - 5.74m x 2.44m (18'10" x 8')

With up and over door, power supply, light, and internal door to the utility room.

AGENTS REF: - MH/LS/BIL260030/16042026

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

TO VIEW: Contact our Billingham office on

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