

NUTHATCH CLOSE, WYNYARD, TS22 5FU



- ▲ Executive Five Bedroom Detached House
- ▲ High Standard Beautifully Presented Interior
- ▲ Delightful Cul-De-Sac Position
- ▲ Well-Kept Southerly Facing Rear Garden
- ▲ Detached Double Garage & Plenty of Parking
- ▲ Open Plan Living/Breakfast Kitchen Lounge, Separate Dining Room & Study/Sitting Room
- ▲ Master Bedroom with Dressing Room & En-Suite

Offers in excess of £500,000

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This 'Glidewell' design David Wilson Homes built detached house with over 2200 Sq. ft of living accommodation and is perfect for just about any sized family. It also sits on the correct side of the road and takes advantage of the SOUTH facing rear aspect that will allow you to enjoy the sun (when out) all day long.

Only the best is used in the fit out, styling and presentation and this creates an extremely smart, well finished, high standard feel throughout the entire property. There is such a lovely feel when you walk through the front door for the first time. As a family home the property has plenty of well-planned living space, but the real highlight is the open plan living/breakfast kitchen with a superb range of modern soft coloured Shaker style units and upgraded integrated appliances. This provides one large, functional space and a great place to spend your time.

Briefly, the accommodation comprises a light and spacious entrance hall with cloakroom/WC, main lounge with French doors, separate dining room, study/sitting room, open plan living/breakfast kitchen and a useful utility room. The first floor has a galleried landing, master bedroom with dressing room and bathroom en-suite, bedroom two/guest room with shower room en-suite, three further bedrooms and family bathroom. Outside there is a well-kept rear garden with large patio area, the front looking onto an open field to the front, and there is ample parking on the block paved driveway and a detached double garage.

Many upgrades include Silestone worktops with matching in the utility, Plantation shutters, all bathrooms have fully tiled walls, thicker underlay/carpet, and tiled floor just to name a few.

If this level of perfection is for you, then a viewing is considered a must!

GROUND FLOOR

ENTRANCE HALL - With composite entrance door opening to a spacious entrance hall with porcelain tiled floor, two storage cupboards, thermostat heating control and staircase to the first floor with spindles and oak handrail.

CLOAKROOM/WC - Fitted with a modern two-piece suite comprising wash hand basin, WC, upgraded fully tiled walls, tiled floor, and electric extractor fan.

STUDY/SITTING ROOM - 3.78m (12'5") (max) x 3m (9'10") (max)
With radiator and two windows to the front aspect.

DINING ROOM - 3.9m x 3m (12'10" x 9'10")
With radiator and two windows to the front aspect.

LOUNGE - 6.05m (19'10") (max) x 4.7m (15'5") (max)
With radiator and UPVC French doors opening to the southerly facing rear garden.

TO VIEW: Tel: 01642 955140

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KITCHEN BREAKFAST FAMILY ROOM - 7.09m x 4.47m (max) (23'3" x 14'8" (max))

Fitted with a range of stunning light grey coloured shaker design wall and floor units with under unit lighting, upgraded Silestone worktops, breakfast bar and a stainless steel inlay sink with mixer tap over. A range of upgraded Integrated items include an AEG five ring induction hob with Silestone splashback and brushed steel electric extractor fan over, double oven, integrated fridge freezer, wine cooler and dishwasher. Porcelain tiled floor, LED downlights, radiator, useful pantry storage cupboard and double French doors open to the rear garden.

UTILITY ROOM - With light grey coloured wall and floor units, Silestone worktops, plumbing for washing machine and dryer, stainless steel sink with mixer tap over and wall mounted gas boiler.

FIRST FLOOR

GALLERY LANDING - A spacious landing with radiator, double airing cupboard housing the tank and space for a sitting area or office overlooking the green to the front of the property.

BEDROOM ONE - 3.9m x 3.5m (12'10" x 11'6")

With radiator.

DRESSING AREA - 3.9m x 2.03m (12'10" x 6'8")

Built-in wardrobes with mirror doors, LED downlights and radiator.

EN-SUITE BATHROOM - Fitted with a stunning five-piece suite with panelled bath, double walk-in shower with glass shower screen and drench showerhead over, 'His & Hers' sinks with mixer taps over, WC, towel rail, upgraded fully tiled walls, tiled floor and electric extractor fan.

BEDROOM TWO - 4m x 3.73m (13'1" x 12'3")

With radiator.

EN-SUITE SHOWER ROOM - Modern three-piece suite comprising double shower cubicle with glass shower screen and drench showerhead, WC, wash hand basin with mixer tap, white towel rail, upgraded fully tiled walls, tiled floor and electric extractor fan.

BEDROOM THREE - 4.01m x 3.48m (13'2" x 11'5")

With radiator.

BEDROOM FOUR - 3.84m x 2.77m (12'7" x 9'1")

With radiator.

BEDROOM FIVE - 3.48m x 2.08m (11'5" x 6'10")

The owners have upgraded this room to create a walk-in wardrobe but could easily be put back to a fifth bedroom if required. Built-in wardrobes and drawers with LED lights built in and radiator.

FAMILY BATHROOM - Fitted with a stunning five-piece suite with panelled bath, double walk-in shower with glass shower screen and drench showerhead over, sink with mixer tap over, WC, towel rail, upgraded fully tiled walls, tiled floor, and electric extractor fan.

EXTERNALLY

GARDENS & PARKING - Externally the property overlooks a green field to the front aspect and features a block paved driveway and small lawned garden with Indian stone pathway to the front door. Gated side access leads to a sunny south facing rear garden with Indian flagstone patio area, large lawned area, outside lights, outside tap and timber shed behind the garage.

DOUBLE GARAGE - A large block paved driveway for a number of cars leads to a double garage with two electric up and over doors, power supply, lights and built-in bench to the rear.

AGENTS REF: - MH/LS/BIL260106/05032026

Council Tax Band: G

Tenure: To be advised

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



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