

SILVERBIRCH CLOSE, WYNYARD, TS22 5UY



- ▲ Wonderful Duchy Homes' Built 'Cranbourne' Design Home
- ▲ Upgraded & Improved on Standard Design
- ▲ Stunningly Presented Throughout & Stylishly Finished Worth of a Lifestyle Magazine
- ▲ Impressive Over 1,500 Square Foot of Superbly Presented Accommodation & Layout Fine-Tuned for Growing Families

- ▲ Four Double Bedrooms, Master & Bedroom Two Both Have En-Suites
- ▲ Plenty of All Important Car Parking Space
- ▲ Double Integrated Garage
- ▲ Large Lounge, Utility Room & Cloakroom/WC
- ▲ Open Plan Kitchen/Diner with Modern Design Units & Quality Integrated Appliances

Offers Over £410,000

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This beautifully presented family-friendly Duchy Homes' Built 'Cranbourne' design detached home with four double bedrooms and three bathrooms is bright, wonderfully presented and just so easy to move straight into.

Inside the feel-good vibe is strong, and the owners have added upgrades from the standard design to create an elegant home worthy of a Lifestyle Magazine. The whole place has a calm feel to it with stylish decoration throughout. With over 1500 sq. ft of living accommodation comprising an entrance hall, front living room, open kitchen/living/dining area to the rear with modern range of units, built-in appliances, useful utility room and cloakroom/WC. On the first floor there is a large open landing, four double bedrooms (two with en-suites), and modern family bathroom with four-piece suite. Outside there is a double width Herringbone block paved driveway leading to a garage with front garden and westerly facing rear garden.

Other features include gas central heating with combi boiler, oak internal doors, UPVC double glazing, composite front door and several years left on the NHBC warranty.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with porcelain tiled flooring, oak topped banister with glass inlay, floor to ceiling height mirror, LED downlights, under stairs storage cupboard and radiator.

CLOAKROOM/WC - Fitted with a white modern two-piece suite comprising dual flush WC with hidden cistern, vanity unit with wash hand basin and mixer tap, part tiled walls, porcelain tiled floor, electric extractor fan and chrome towel rail.

LIVING ROOM - 3.89m x 5.1m (12'9" x 16'9")
With built-in media wall and radiator.

OPEN PLAN KITCHEN/FAMILY/DINING ROOM - 4m (13'1") x 3.58m (11'9") in the kitchen plus 4.17m (13'8") x 3.9m (12'10")

Fitted with a range of modern shaker design wall, drawer and floor units with complementary granite work surface and breakfast bar, stainless steel inlay sink with mixer tap and granite drainer, integrated fridge, freezer and dishwasher, double electric oven, four ring induction hob and wine cooler. LED downlights, porcelain tiled flooring, radiator, vertical tube radiator and UPVC French doors open to the westerly facing rear garden.

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UTILITY ROOM - Fitted with shaker design floor units with granite work surface and stainless steel inlay sink with mixer tap, radiator, wall mounted Ideal boiler and porcelain tiled flooring.

FIRST FLOOR

LANDING - Generous landing area with floor to ceiling height mirror, oak topped banister, loft access and airing cupboard housing the tank.

BEDROOM ONE - 3.1m x 4.37m (10'2" x 14'4")
With radiator.

DRESSING AREA - With floor to ceiling height mirror, built-in fitted wardrobes and LED downlights.

EN-SUITE SHOWER ROOM - Fitted with an ultra-modern three-piece suite comprising walk-in shower with glass shower screen, waterfall showerhead and shower attachment, vanity unit with wash hand basin with mixer tap and pull-out drawers, dual flush WC with hidden cistern, porcelain tiled floor and part tiled walls, electric extractor fan and chrome towel rail.

BEDROOM TWO - 3.89m x 3.33m (12'9" x 10'11")
With radiator.

EN-SUITE - Fitted with an ultra-modern three-piece suite comprising walk-in shower with glass shower screen, waterfall showerhead and shower attachment, wash hand basin with mixer tap and pull-out drawers, dual flush WC with hidden cistern, porcelain tiled floor and part tiled walls, electric extractor fan and chrome towel rail.

BEDROOM THREE - 4.22m x 2.8m (13'10" x 9'2")
With LVT flooring, LED downlights and radiator.

BEDROOM FOUR - 4.01m x 2.64m (13'2" x 8'8")
With LVT flooring, radiator and built-in fitted desk, drawers and shelving.

BATHROOM - Fitted with an ultra-modern four-piece suite comprising panelled bath with mixer tap, shower cubicle with glass shower screen, waterfall showerhead and shower attachment, wash hand basin with mixer tap and pull-out drawers, dual flush WC with hidden cistern, porcelain tiled floor and part tiled walls, electric extractor fan and chrome towel rail.

EXTERNALLY

PARKING & GARAGE - Externally there is a double width herringbone block paved driveway leading to an integrated garage with up and over door, power supply and light.

GARDENS

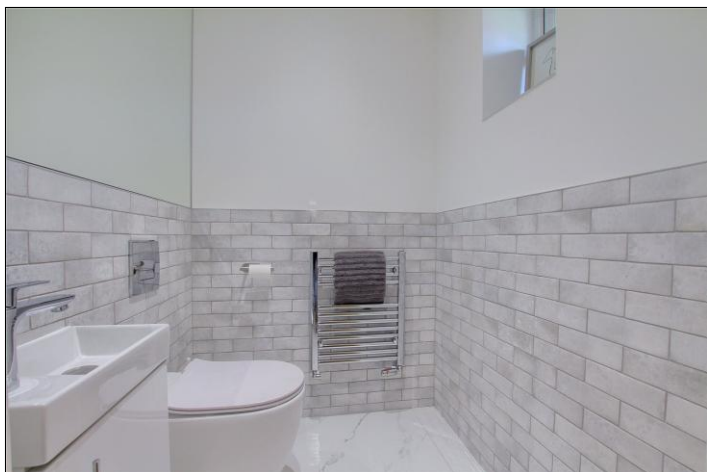
Lawned front garden with mature borders. Side access leads to the westerly facing rear garden with flagstone patio area and lawn.

AGENTS REF: - MH/LS/BIL260188/17042026

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

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