

HITCHCOCK GARDENS, WYNYARD, TS22 5JU



- ▲ Barratt Built 'Kingsley' Design
- ▲ Four Bedroom Detached House
- ▲ Positioned in a Cul-De-Sac Overlooking a Greenfield
- ▲ Lounge & Open Plan Kitchen/Diner with Modern Units

- ▲ Utility Room & Downstairs WC
- ▲ Two Modern Bath/Shower Rooms
- ▲ Garage & Double Tandem Width Driveway

£295,000

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This modern Barratt built 'Kingsley' designed detached house is superbly positioned overlooking a greenbelt and features four bedrooms, two bathrooms and a detached garage with driveway.

The beautifully presented interior comprises entrance hall, lounge, open plan kitchen/diner with a range of stunning modern units, useful utility room and downstairs WC. The first floor has landing, primary bedroom with modern en-suite, three further bedrooms and family bathroom with modern white three-piece suite.

Other features include rear garden, double tandem driveway, garage, gas central heating, UPVC double glazing, access to the Wynyard Estate facilities and several years left on the NHBC warranty.

GROUND FLOOR

KITCHEN/DINING - 5.84m x 4.24m (19'2" x 13'11")

LOUNGE - 3.35m x 4.67m (11' x 15'4")

UTILITY - 1.27m x 1.83m (4'2" x 6')

WC - 0.84m x 1.57m (2'9" x 5'2")

FIRST FLOOR

BATHROOM - 1.68m x 1.96m (5'6" x 6'5")

BEDROOM ONE - 3.02m x 3.73m (9'11" x 12'3")

EN-SUITE - 2.34m x 1.2m (7'8" x 3'11")

BEDROOM TWO - 3.02m x 2.67m (9'11" x 8'9")

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BEDROOM THREE - 3.12m x 2.72m (10'3" x 8'11")

BEDROOM FOUR - 2.72m x 2.06m (8'11" x 6'9")

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.

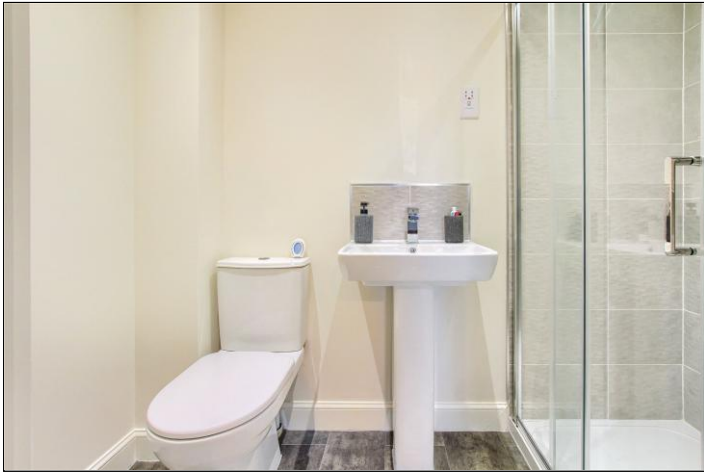
AGENTS REF: - MH/LS/BIL260201/11062026

Council Tax Band: E **Tenure:** Freehold

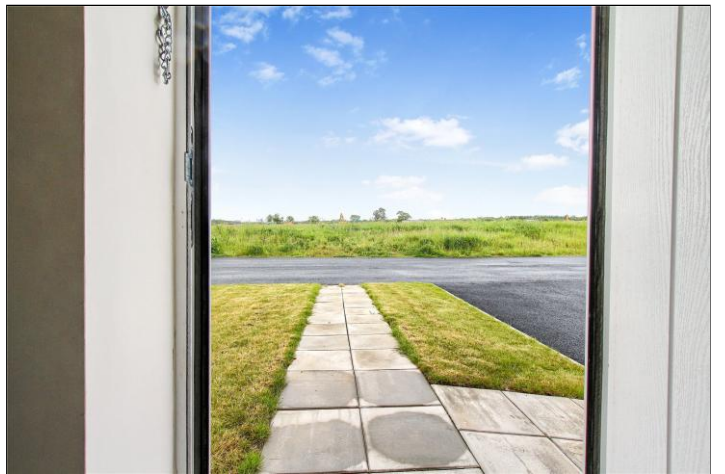
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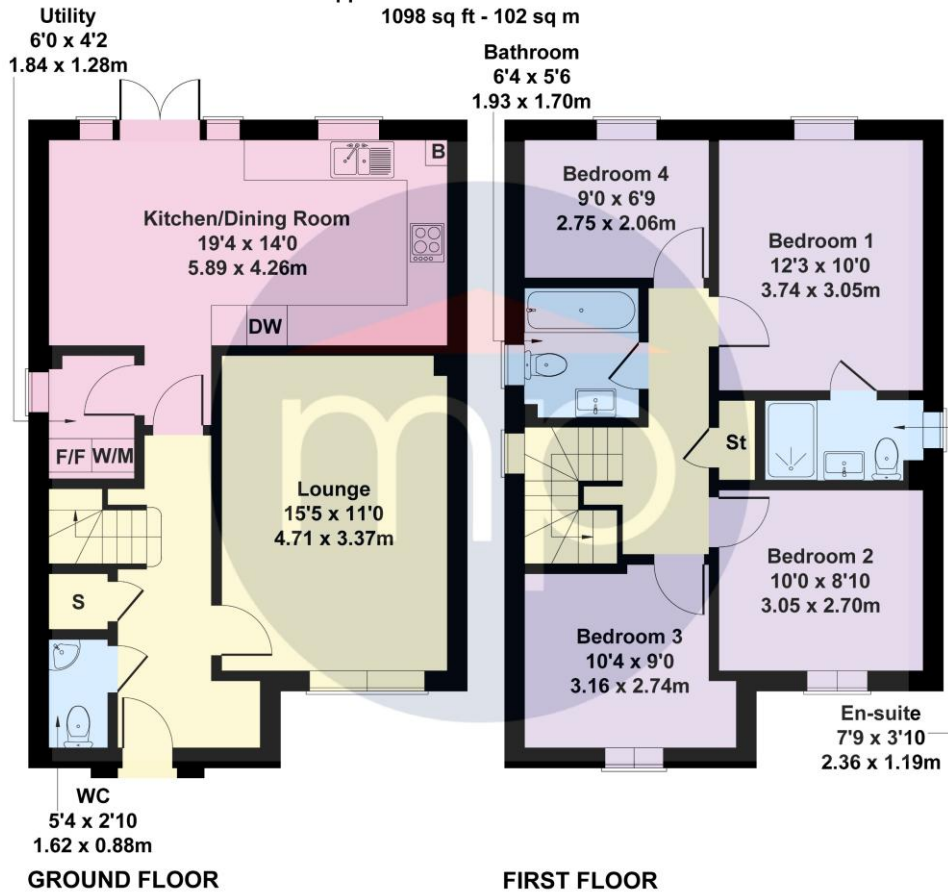


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Hitchcock Gardens

Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2026
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