

PADDOCK GREEN, WYNYARD VILLAGE, BILLINGHAM, TS22 5QP



- ▲ An Exceptional Double Fronted Cottage in Delightful Wynyard Village Surroundings
- ▲ Not Overlooked to The Front or the Rear & Backing onto Woodlands
- ▲ Kitchen/Diner with Fabulous Range of Modern Units & Built-In NEFF Appliances
- ▲ Well Presented Front & Rear Gardens
- ▲ Three Double Bedrooms, Sitting Room/Bedroom Four & Two Bath/Shower Rooms Set Over Two Floors for Flexible Living
- ▲ Off Street Parking with Garage & EV Charger
- ▲ UPVC Windows & Gas Central Heating with Condenser Boiler

£350,000

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This exceptional double fronted large cottage is wonderfully position at the head of a cul-de-sac and is not overlooked to the front and backs onto woodland views. Pleasantly located within striking distance of the Wynyard Village amenities such as the local primary school. The Stables Pub and shops. It is perfect if you are in the market for a ready to move in home.

The bright and stylish interior comprises briefly, porch, 26ft lounge/diner, hallway with, rear sitting room (could be used as a downstairs bedroom offering flexible living), modern downstairs shower room, fabulous kitchen breakfast room with high gloss units and rear porch.

The first floor has the bedroom one with WC/dressing area, two further double bedrooms with built in wardrobe and bathroom.

Outside, there is a front garden and to the rear a beautifully presented rear garden with a couple of well-placed patio areas with rear access rear parking with garage.

Other attractions worthy of a mention include Karndean flooring, UPVC windows, central heating with gas condenser boiler, kitchen has A rated NEFF appliances with fridge/freezer, washing machine, dishwasher, induction hob, oven and microwave.

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

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

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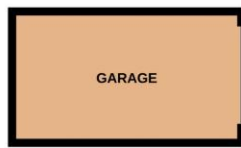
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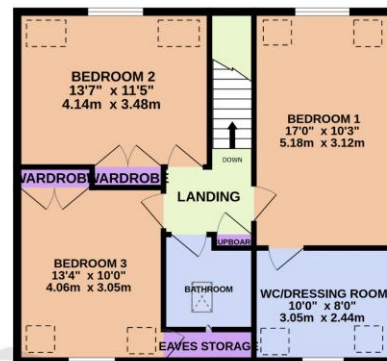
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GROUND FLOOR
928 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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