

ROSE VALE, WYNYARD, TS22 5FJ



- ▲ Story Homes 'The Oxford' design property built in 2019, tucked away in a corner plot within a quiet Wynyard cul-de-sac.
- ▲ Four double bedrooms, including two en-suite bedrooms, plus a contemporary family bathroom.
- ▲ Spacious entrance hall, versatile study/sitting room, cloakroom and a 20ft formal lounge with French doors to the garden.
- ▲ Stunning open-plan kitchen/dining with central island, integrated appliances, utility room and bi-fold doors opening onto the garden.
- ▲ Generous south-westerly facing rear garden with a spacious patio, lawn and gated side access, perfect for outdoor entertaining and enjoying afternoon and evening sunshine.
- ▲ Integral double garage with electric door, extensive block-paved driveway providing parking for several vehicles, plus additional visitor parking.
- ▲ Quality upgrades including solid oak internal doors, boarded loft with drop-down ladder and water softener.
- ▲ Wynyard location close to the Golf Club, Gym & Health Club, Wynyard Hall Hotel & Spa, village amenities and excellent A689/A19 transport links.

£400,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Tucked away in the corner of a cul-de-sac, built in 2019, this Storey Homes built, The Oxford design is a family friendly large four bedroom detached with three bath/shower rooms, modern kitchen/diner and a south/westerly facing rear garden.

Wynyard is renowned for its executive lifestyle, offering a wealth of amenities including Wynyard Golf Club, Gym & Health Club, Wynyard Hall Hotel & Spa, a village store, gastro pub and excellent transport links via the A689 and A19. The property enjoys a large enclosed rear garden, extensive block-paved driveway with parking for several vehicles, an integral double garage with electric door, and additional visitor parking.

The spacious accommodation is centred around a welcoming entrance hall with Karndean flooring, leading to a versatile sitting room/study, cloakroom, formal lounge and an impressive open-plan kitchen, dining and family area. The contemporary kitchen features a central island, integrated appliances, under-unit lighting and bi-fold doors opening onto the rear garden, creating an ideal space for entertaining. A separate utility room provides additional storage and convenient side access.

Upstairs, the galleried landing leads to four generous double bedrooms, two with en-suite shower rooms and fitted wardrobes, alongside a stylish family bathroom. The principal bedroom also benefits from fitted wardrobes and a modern en-suite. Outside, the rear garden south/westerly facing gardens offers a spacious patio, lawn and gated side access.

Other features include solid oak internal doors, a boarded loft with drop-down ladder, a water softener, there is plenty of parking of the double with Herringbone driveway and extra space for parking in front of the driveway.

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

TO VIEW: Contact our Billingham office on Tel: 01642 955140

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

www.michaelpoole.co.uk



ROSE VALE, TS22 5FJ

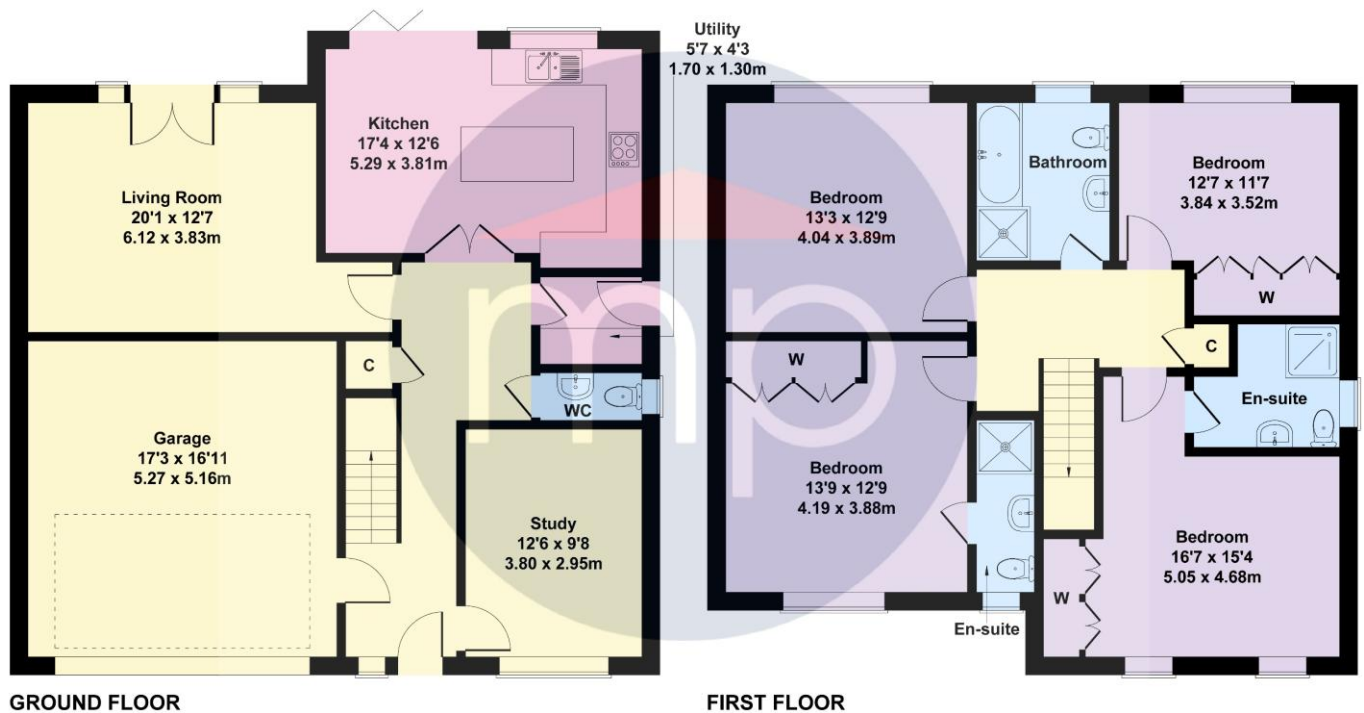


ROSE VALE, TS22 5FJ



Rose Vale

Approximate Gross Internal Area
2067 sq ft - 192 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY

