STUART EDWARDS









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Wynyard, Billingham TS22 5RY

- PRESTIGIOUS WYNYARD WOODS LOCATION
- APPROXIMATELY 0.36 ACRE CORNER PLOT
- EXCLUSIVE CUL-DE-SAC OF JUST 11 EXECUTIVE HOMES
- APPROXIMATELY 2,368 SQ FT OF FAMILY ACCOMMODATION
- FOUR GENEROUS DOUBLE BEDROOMS
- THREE SPACIOUS RECEPTION ROOMS
- OPEN-PLAN DINING KITCHEN - SEPARATE UTILITY ROOM
- DETACHED DOUBLE GARAGE - VERSATILE OFFICE / GYM / GAMES ROOM ABOVE GARAGE
- EXTENSIVE BLOCK-PAVED DRIVEWAY
- PRIVATE MATURE GARDENS WITH WOODLAND SETTING

Asking Price £700,000

Council Tax Band: G
EPC Rating: C

FULL DESCRIPTION
Woodland House is a big, comfortable family home tucked into a quiet corner of Wynyard Woods, in a small cul-de-sac with just 11 houses. It's set on a generous corner plot and gives you plenty of space to spread out and live comfortably.

Internally, the hallway feels welcoming, with a standout staircase and practical touches like storage and a washroom. The main lounge runs the full depth of the house, with a cozy multi-fuel stove and French doors out to the garden. There's also a rear reception room that's perfect as a snug, playroom, or hobby space. The open-plan dining kitchen is nicely arranged, with the dining area at the front and the kitchen at the back, fitted with light oak units and integrated cooking appliances. A utility room sits just off the kitchen.

To the first floor the landing leads to four double bedrooms and a stylish family bathroom with a roll-top bath and walk-in shower. The main bedroom has its own en-suite and dressing room, and bedroom two also has a modern en-suite.

Outside, there's a large block-paved driveway, a lawn with mature hedging, and a detached double garage. Above the garage is a big extra room with its own external staircase, ideal for a home office, gym, or games room. The rear garden is private and leafy, with lawns, patios, a pond, and a decked seating area that make it a lovely place to relax or entertain.

Internal inspection is essential to appreciate.

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/2272-3029-0208-0537-6204

FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.
Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.
We are proud to be affiliated with the UK's leading property portals.
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FREE VALUATION.
Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THE PROPERTY OMBUDSMAN.
Membership is held with The Property Ombudsman for sales and lettings.

THANKS.
Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.







1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.