



Breydon Close, Wynyard, Billingham, TS22 5UH

Located on a popular development within the highly regarded Wynyard Estate, this impressive five bedroom detached home, built by Charles Church, occupies a desirable corner plot and offers spacious, well planned accommodation ideal for modern family living.

A hallway leads to a comfortable lounge, separate study and ground floor WC. The heart of the home is the superb 28ft open plan kitchen, dining and family room, fitted with a stylish range of modern units complemented by quartz work surfaces and integrated appliances including a dishwasher, double oven, fridge freezer and gas hob. Two sets of French doors open directly onto the rear garden, creating a bright and sociable space perfect for both everyday living and entertaining. A separate utility room adds further practicality.

To the first floor are five bedrooms, the master bedroom features a spacious en suite fitted with both a bath and separate shower enclosure, while the remaining bedrooms are served by a family bathroom.

The property benefits from gas central heating, double glazing throughout, solar panels and the vendor has advised that a water softener has been installed.

Externally, the property benefits from gardens to both the front and rear, with the rear garden enjoying a desirable south facing aspect and the front of the property overlooking an communal green space. A driveway provides off road parking and leads to a double detached garage.

Situated within a sought after residential setting with excellent access to local amenities, schooling and transport links, this is a superb opportunity to acquire a substantial family home in a prime location.

£425,000



5



2



1



A

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HALLWAY

LOUNGE

17' x 11'5" (5.18m x 3.48m)

KITCHEN/LOUNGE/DINING ROOM

28' x 12'6" (8.53m x 3.81m)

STUDY

10'1" x 9'3" (3.07m x 2.82m)

DOWNSTAIRS WC

5'9" x 3' (1.75m x 0.91m)

UTILITY ROOM

5'11" x 5'9" (1.80m x 1.75m)

LANDING

BEDROOM 1

14'5" x 14'4" (4.39m x 4.37m)

ENSUITE

8'3" x 7'4" (2.51m x 2.24m)

BEDROOM TWO

13'4" x 9'10" (4.06m x 3.00m)

BEDROOM THREE

11'9" x 10'2" (3.58m x 3.10m)

BEDROOM FOUR

10'8" x 8'5" (3.25m x 2.57m)

BEDROOM FIVE

8'5" x 6'8" (2.57m x 2.03m)

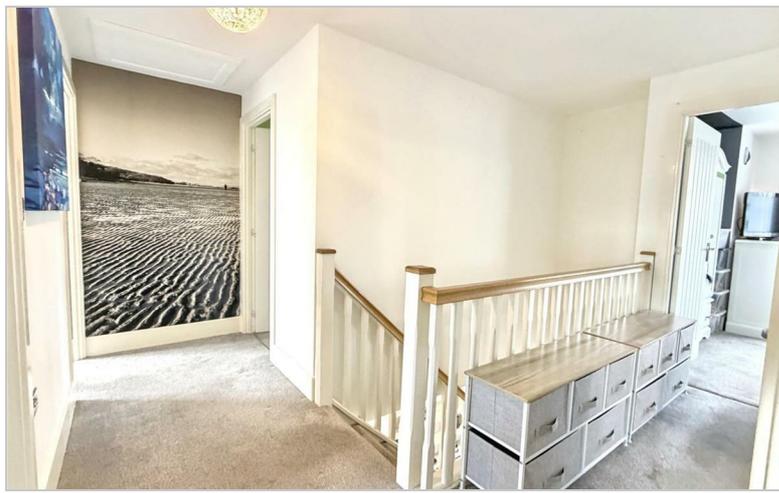
BATHROOM

8'2" x 8' (2.49m x 2.44m)

AML PROCEDURE

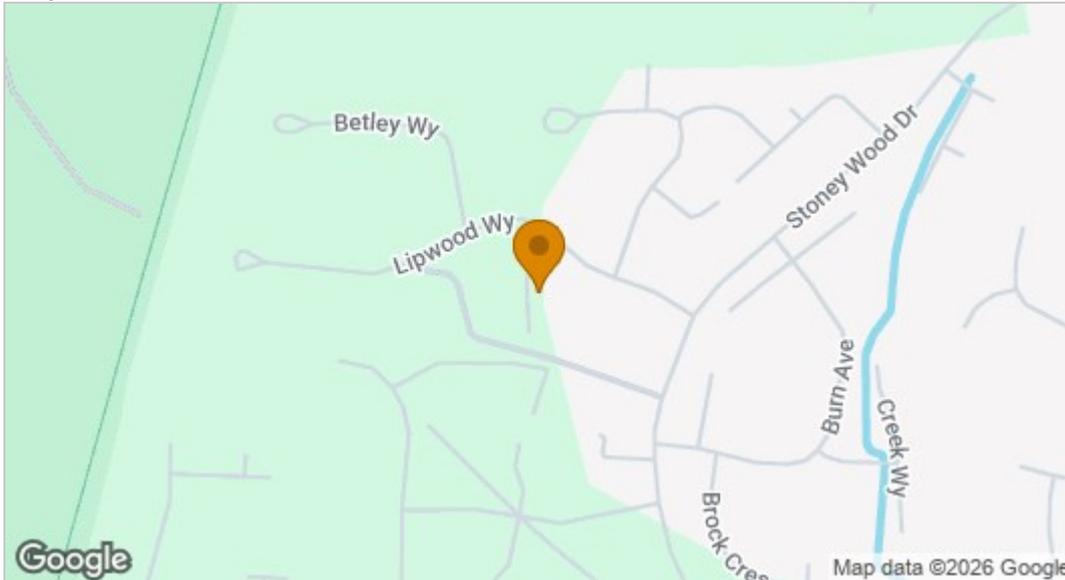
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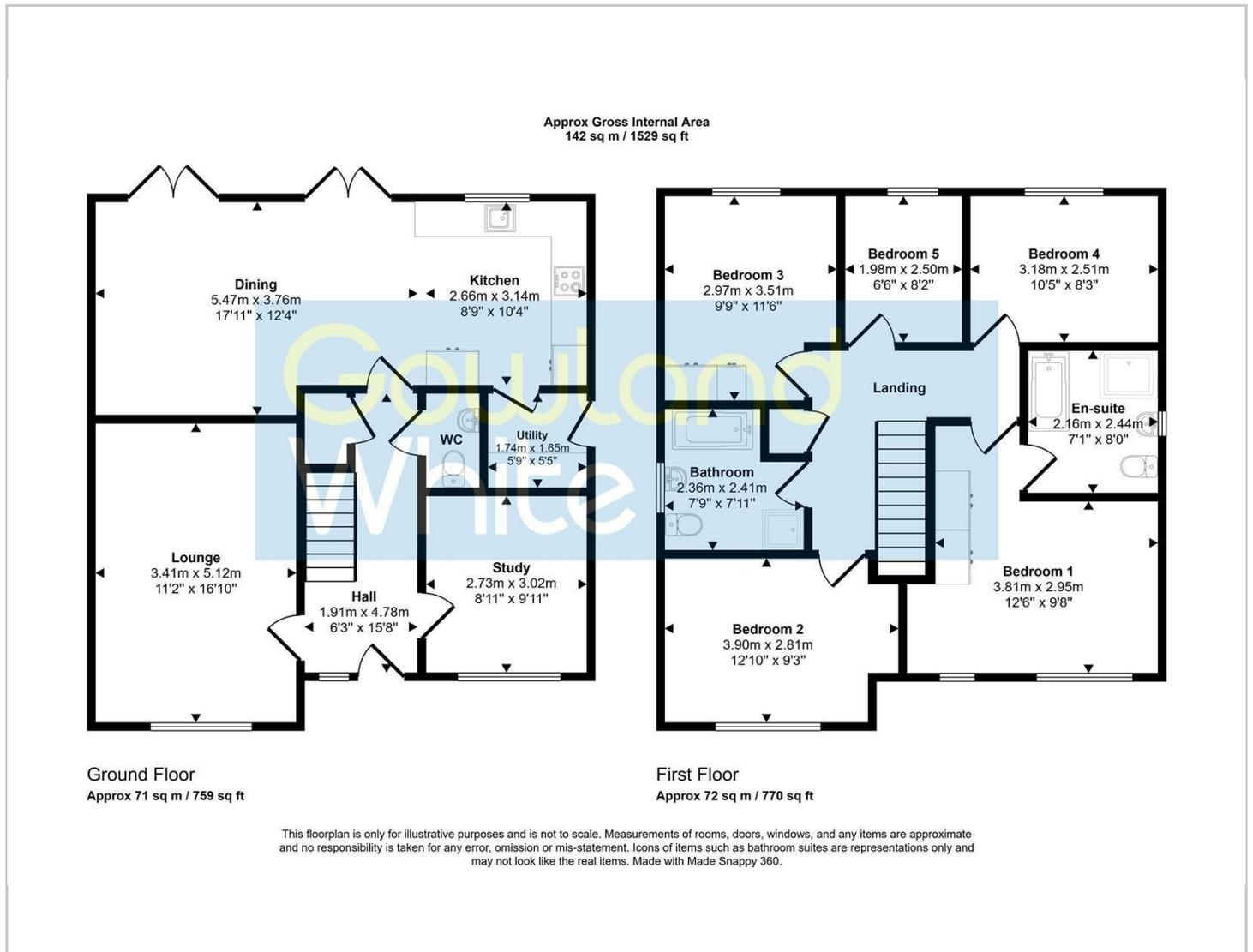
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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