



Nuthatch Close

£480,000

Wynyard

ENERGY RATING: B-86

Occupying a delightful cul-de-sac position within the highly sought-after Wynyard development, this exceptional five-bedroom detached family residence, built by David Wilson to the 'Glidewell' design, offers spacious and beautifully presented accommodation and complemented by open views across green belt land to the front. Enhanced with approximately £30,000 worth of premium David Wilson builder upgrades, the property combines stylish contemporary living with practical family-friendly space, making it an ideal home for growing families and professional buyers alike. The property enjoys an enviable setting with a well-maintained southerly facing rear garden, detached double garage and extensive driveway providing parking for up to six vehicles. Internally, the home has been finished to a particularly high standard throughout and offers a versatile layout extending to five bedrooms and multiple reception areas.

Ideal peaceful location close to nature, while still offering superb transport links to the A19 and A689 for easy commuting to Middlesbrough, Durham, and Newcastle.

Viewing is highly recommended to fully appreciate the quality, space and superb position of this outstanding family home.



- Executive Five Bedroom Detached House
- Outstanding Kitchen/Breakfast/Family Room
- Lounge, Dining Room & Study/Sitting Room

Entrance Hall

A composite entrance door opens to a spacious entrance hall with a staircase to the first floor with spindles & an oak handrail, porcelain tiled floor, two storage cupboards and a radiator.

Lounge 6.05m x 4.70m (19'10" x 15'5")

Rear aspect UPVC double glazed French doors opening to garden, modern feature fireplace and a radiator.

Dining Room 3.90m x 2.89 (12'9" x 9'5")

Two front aspect UPVC double glazed windows and a radiator.

Study/Sitting Room 3.78m x 3.00m (12'4" x 9'10")

Two front aspect UPVC double glazed windows and a radiator. Cloaks/WC Modern wash basin & low level WC, porcelain tiled floor, part tiled walls, extractor fan and a radiator.

Kitchen/Breakfast/Family Room 7.08m x 4.46m (23'2" x 14'7")

Rear aspect UPVC double glazed windows and French doors opening to the garden. Fitted with a range of light grey shaker style base & wall units with upgraded Silestone worktops, breakfast bar & splashback incorporating an inset stainless steel sink & mixer tap, AEG 5-ring induction hob with automatic brushed steel extractor hood over, built in double oven, integrated fridge/freezer, wine cooler and a dishwasher. Porcelain tiled floor, LED spotlights, under cabinet & plinth lighting, pantry storage cupboard and two radiators.

Utility Room 2.60m x 1.72m (8'6" x 5'7")

Side aspect door, light grey shaker style base & wall units with upgraded Silestone worktops & splashback incorporating an inset stainless steel sink & mixer tap, integrated washing machine, space for tumble dryer and a porcelain tiled floor.

First Floor

A spacious galleried landing with a front aspect UPVC double glazed over looking the green belt, double storage/airing cupboard, access to loft and a radiator.

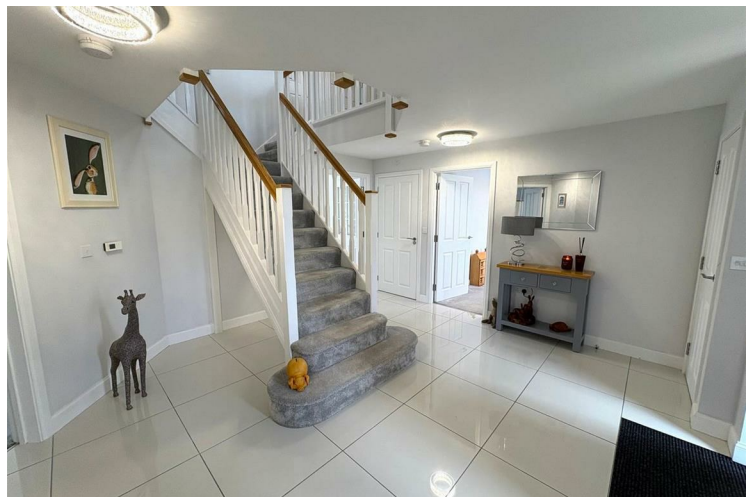
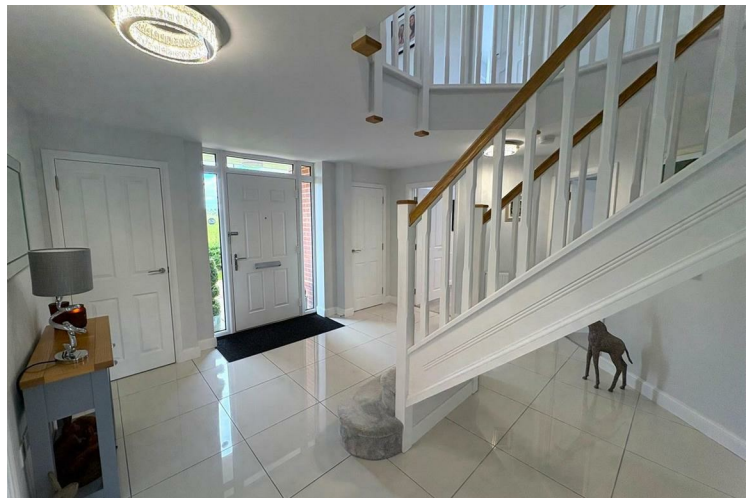
Bedroom One

Bedroom 3.90m x 3.51m (12'9" x 11'6")

Two rear aspect UPVC double glazed windows with shutters and a radiator.

Dressing Room 3.90m x 2.03m (12'9" x 6'7")

Rear aspect UPVC double glazed window with shutter, a range of fitted wardrobes, spotlights and a radiator.



- Principal Bedroom with Dressing Room & En-Suite
- Excellently Maintained South Facing Rear Garden
- Detached Double Garage & Parking For Six Cars



En-Suite 2.90m x 2.50m (9'6" x 8'2")

Side aspect UPVC double glazed window, stunning modern five-piece suite comprising; double ended bath, double walk-in cubicle thermostatic mixer shower, twin wash basins and a low level WC. Upgraded fully tiled walls, tiled floor, extractor fan and a heated towel rail.

Bedroom Two 4.00m x 3.74m (13'1" x 12'3")

Two front aspect UPVC double glazed windows with shutters, built-in mirrored sliding wardrobes and a radiator.

En-Suite 2.90m x 2.50m (9'6" x 8'2")

Stunning modern three-piece suite comprising; double walk-in cubicle thermostatic mixer shower, wash basin and a low level WC. Upgraded fully tiled walls, tiled floor, extractor fan and a heated towel rail.



Bedroom Three 4.01m x 3.48m (13'1" x 11'5")

Two rear aspect UPVC double glazed windows with shutters and a radiator.

Bedroom Four 3.84m x 2.78m (12'7" x 9'1")

Two rear aspect UPVC double glazed windows with shutters and a radiator.

Bedroom Five 3.48m x 2.09m (11'5" x 6'10")

Rear aspect UPVC double glazed window with shutters, spotlights and a radiator. Fitted with a range of excellent modular wardrobes, drawers & storage units to create a walk-in wardrobe. These could easily be removed and put back to a fifth bedroom if required.

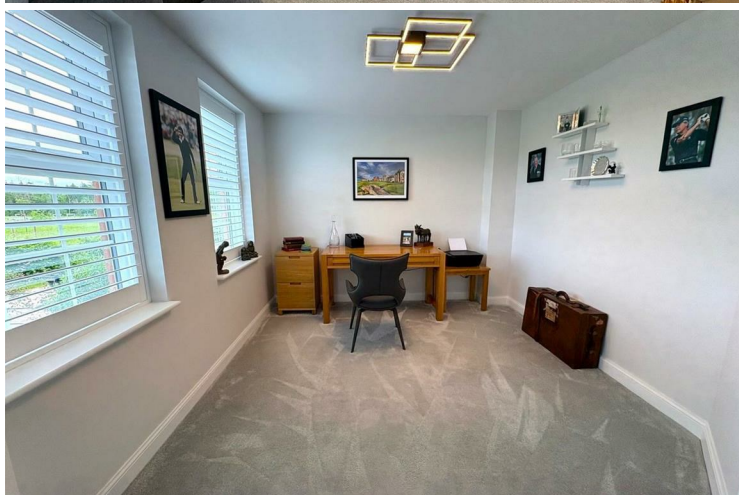


Family Bathroom 2.98m x 2.30m (9'9" x 7'6")

Side aspect UPVC double glazed window, stunning modern five-piece suite comprising; double ended bath, double walk-in cubicle thermostatic mixer shower, twin wash basins and a low level WC. Upgraded fully tiled walls, tiled floor, extractor fan and a heated towel rail.

Externally

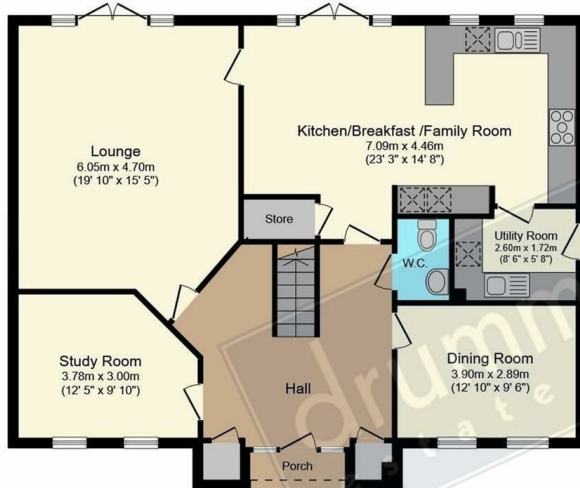
The property looks over green belt to the front, with wonderful open views, ideal for walking and spotting wildlife. There is an extensive block paved driveway to the front & side of the property providing parking for at least six vehicles and leads to a detached double garage (6.95m x 6.73m) with electric remote controlled doors, power & lighting. There is an enclosed garden to the rear enjoying a sunny, South facing aspect with lawn, Indian stone patio, raised timber borders, outside lighting, water tap, garden shed and a gate leading to the drive.



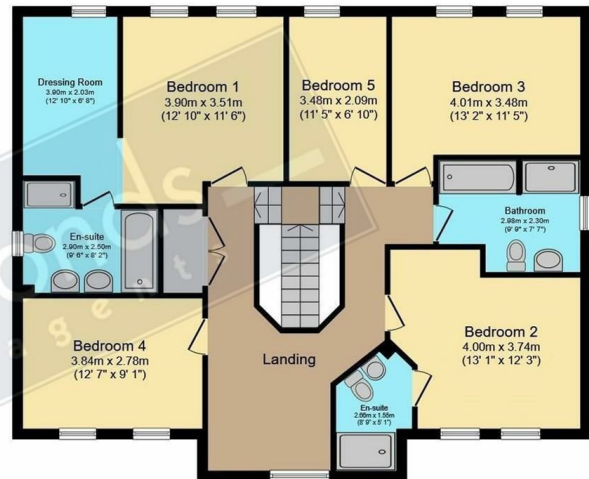
• Open Views Overlooking Green Belt • Delightful Cul-De-Sac Position • £30,000 of Builders Upgrades
From David Wilson • High Standard Beautifully Presented Interior







Ground Floor



First Floor

Measurements are approximate. Not to scale. For illustrative purposes only.

Additional Information

- Local Authority** - Stockton-on-Tees
- Council Tax** - Band G
- Viewings** - By Appointment Only
- Floor Area** - 2270.00 sq ft
- Tenure** - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(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	

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

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