

ROSE VALE, WYNYARD, TS22 5FJ



- ▲ Superb Example of an Extremely Modern Detached House
- ▲ Popular Story Homes Built 'Balmoral' Design
- ▲ Really Lovely Cul-De-Sac Position
- ▲ Four Double Bedrooms & Three Bath/Shower Rooms

- ▲ Large Rear Garden & Block Paved Driveway
- ▲ Integrated Garage
- ▲ Open Plan Well Equipped Modern Kitchen/Diner with Built-In Appliances
- ▲ Rear Lounge & Sitting Room/Dining Room

£390,000

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This Fantastic four bedroom 'Balmoral' designed Story Homes detached is quietly tucked away in a lovely cul-de-sac and is an ideal family sized home with four double bedrooms, three shower/bathrooms and two reception rooms.

The neat, organised, and stylish interior comprises spacious entrance hall, cloakroom/WC, rear lounge, sitting room/dining room, well equipped open plan kitchen/breakfast room with built-in appliances. The first floor has four double bedrooms (master bedroom & bedroom two with stunning en-suites) and a fabulous four piece family bathroom. Outside, there is sizable rear garden with large patio area and lawn area.

As you'd expect from such a modern place, all the fixtures and fittings are bang up to date with UPVC windows, gas central heating, outside power, oak internal door and has access to the Wynyard Estate facilities.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with staircase to the first floor with oak topped banister, radiator, tiled flooring, integrated access to the garage and storage cupboard.

CLOAKROOM/WC - Fitted with a modern two-piece suite comprising wash hand basin with mixer tap, dual flush WC with hidden cistern, radiator, tiled walls and floor and electric extractor fan.

SITTING ROOM/DINING ROOM - 3.8m (12'6") (max) x 3.23m (10'7") (max)
With radiator.

LIVING ROOM - 5.3m x 4.06m (17'5" x 13'4")
Built-in media wall with downlights and electric fire, radiator and UPVC French doors open to the rear garden.

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KITCHEN BREAKFAST ROOM - 5.97m x 3.02m (19'7" x 9'11")

Fitted with a range of modern high gloss wall, drawer, and floor units with under unit lighting, integrated fridge freezer, electric oven and grill, wine cooler, dishwasher, stainless steel sink with mixer tap over, ceramic hob with glass splashback and brushed steel electric extractor fan, tiled flooring, radiator and UPVC double glazed doors open to the rear garden.

FIRST FLOOR

LANDING - With access to the loft, airing cupboard housing the tank, storage cupboard, envirovent and radiator.

BEDROOM ONE - 3.33m (10'11") x 3.38m (11'1") excluding dressing area

With radiator and built-in fitted wardrobes.

EN-SUITE SHOWER ROOM - Fitted with a modern three-piece suite comprising wash hand basin with mixer tap and drawer under, double walk-in shower with glass shower door, waterfall showerhead and shower attachment, dual flush WC with hidden cistern, fully tiled walls and floor, half height mirror, electric extractor fan and chrome towel rail.

BEDROOM TWO - 3.6m x 3.5m (11'10" x 11'6")

With radiator.

EN-SUITE - Fitted with a modern three-piece suite comprising wash hand basin with mixer tap and drawer under, double walk-in shower with glass shower door, waterfall showerhead and shower attachment, dual flush WC with hidden cistern, fully tiled walls and floor, half height mirror, electric extractor fan and chrome towel rail.

BEDROOM THREE - 4.34m (max) x 3.66m (14'3" (max) x 12')

With radiator.

BEDROOM FOUR - 4.01m x 3.1m (13'2" x 10'2")

With radiator.

FAMILY BATHROOM - Modern white suite comprising panelled bath with mixer shower over, Double walk-in shower, WC, vanity wash hand basin, and tiled walls and floor.

EXTERNALLY

PARKING & GARDENS - To the front there is a double width herringbone block paved driveway, lawned garden with shrub borders and a flagstone pathway with gate leads to the rear garden with flagstone patio area and lawn.

AGENTS REF: - MH/LS/BIL250416/04092025

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



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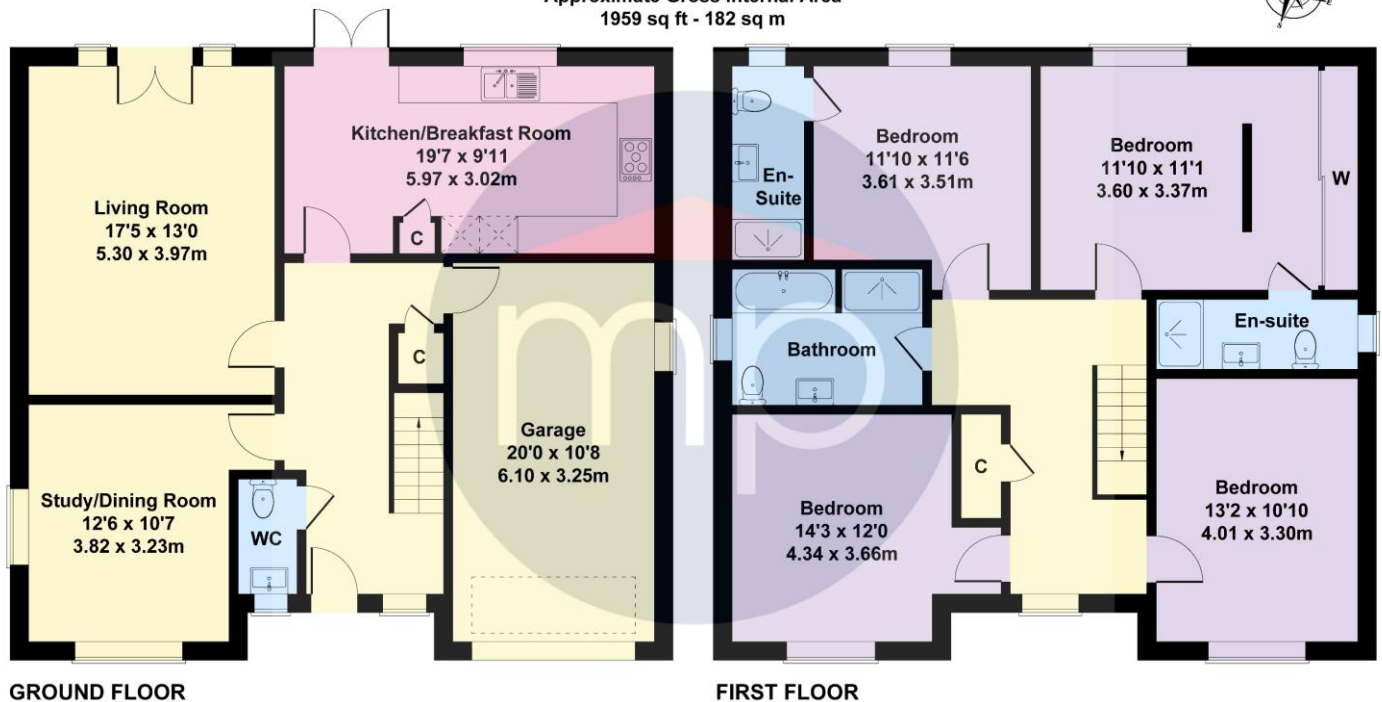


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Rose Vale

Approximate Gross Internal Area
1959 sq ft - 182 sq m



Not to Scale. Produced by The Plan Portal 2025
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