



97 Wellington Drive, Wynyard
£585,000





97 Wellington Drive

Wynyard, Billingham

Fabulous Charles Church 'Wessex' design detached home, thoughtfully developed into a superb family property offering four double bedrooms, five reception rooms and a south/westerly facing garden.

- Outstanding Charles Church built 'Wessex' design detached family home
- Over 2,600 sq ft of spacious and versatile accommodation
- Four generous double bedrooms, with potential for five
- Five reception areas including lounge, conservatory and sitting room
- Open-plan living, breakfast and kitchen area with modern units and built in appliances
- Master bedroom with stunning en-suite bathroom
- South/westerly facing, well-maintained rear garden
- Ample parking, electric gates and detached double garage
- Exclusive Wynyard Village estate with excellent privacy
- Great access to both the A19 & A1

97 Wellington Drive

Wynyard, Billingham

An exceptional 'Wessex' design Charles Church detached home, ideally positioned within the exclusive Wynyard Village estate. Offering over 2,600 sq ft of beautifully presented accommodation, this substantial family home provides an impressive amount of versatile living space.

Originally designed as a five-bedroom property, with the dividing wall between bedrooms two and three, creating one particularly impressive bedroom. The property can readily be converted back to its original five-bedroom configuration if required.

The accommodation briefly comprises a welcoming and spacious entrance hall with cloakroom/WC and two useful storage cupboards. The main lounge is bright and inviting, featuring a living flame electric fire and two sets of French doors providing views and access to the garden. There is also a conservatory with solid roof offering versatile living all year round, separate dining room and a superb open-plan living/breakfast/kitchen area with fabulous modern units, creating an excellent space for both family life and entertaining. A further two large versatile rooms currently used as offices room and useful utility room complete the ground floor.

To the first floor is a generous landing providing access to the bedrooms. The impressive master bedroom benefits from a stunning en-suite bathroom, while there are three further double bedrooms. Bedrooms two and three benefit from access to a Jack & Jill en-suite, in addition to the main family bathroom.

Externally, the property enjoys a **well-maintained south/westerly facing rear garden**, providing an excellent outdoor space for relaxing and entertaining. To the front, there is a **block-paved driveway offering ample off-road parking**, with electric gated access leading to a detached double garage.



Further notable features include a **Vaillant gas boiler**, **double glazing**, **water filtration system**, **alarm system** and a **privet front hedge providing additional privacy**.

A substantial and highly versatile family home offering over 2,600 sq ft of accommodation in a sought-after Wynyard Estate setting. Internal viewing is highly recommended to fully appreciate the size, layout and quality of this exceptional property.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: MH/LS/01102026

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









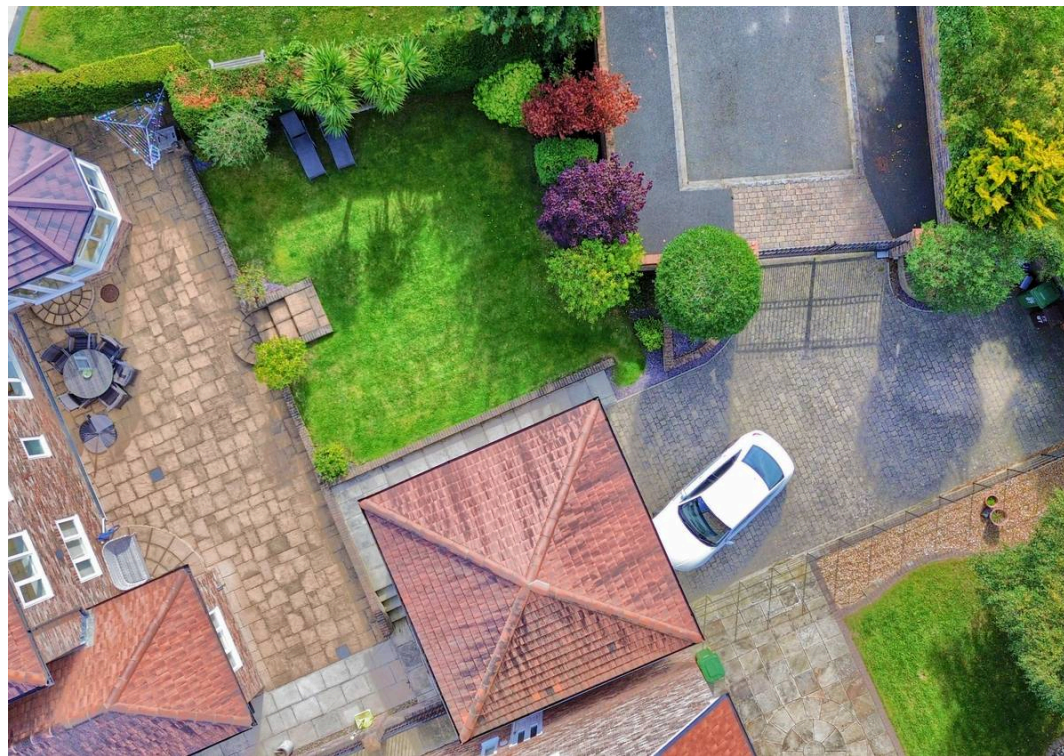




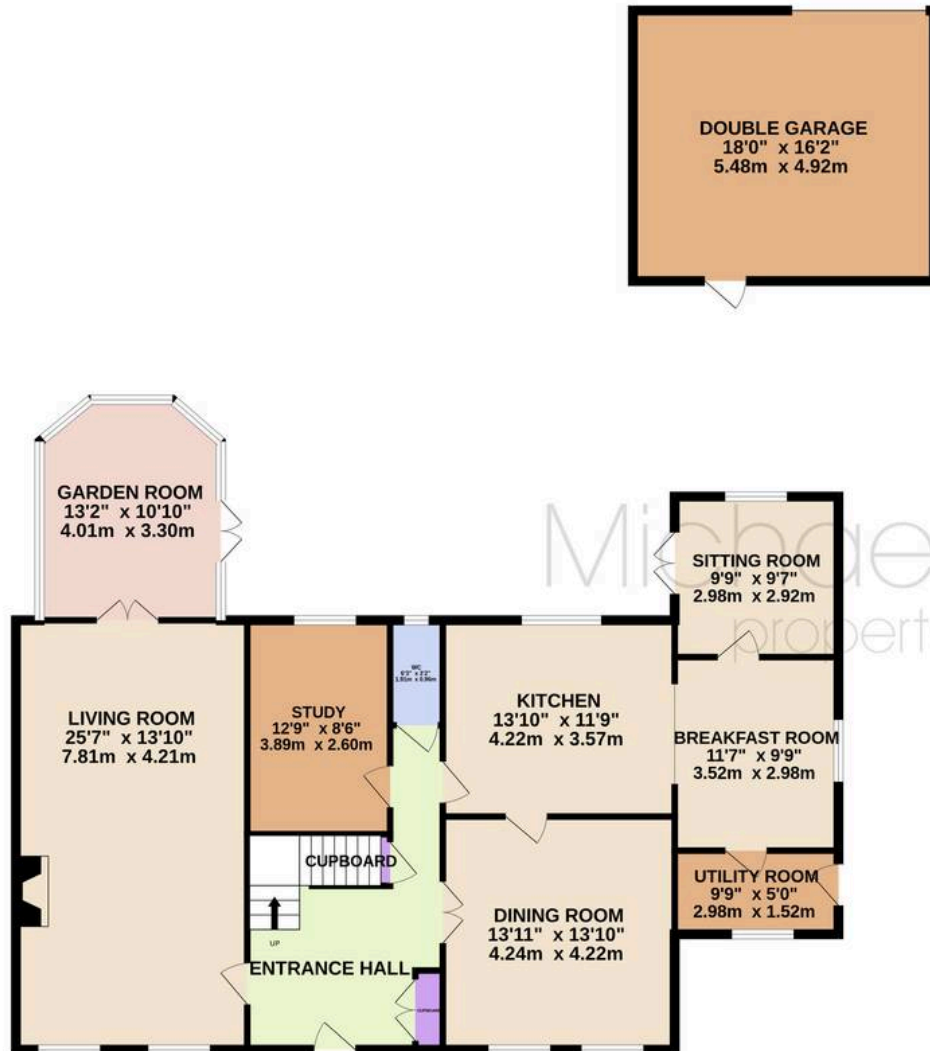




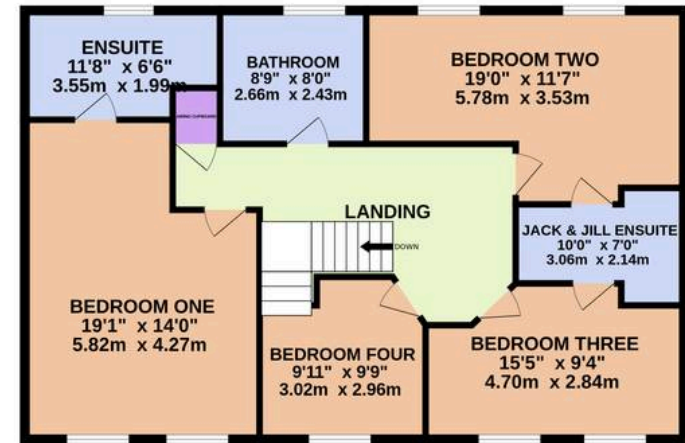




GROUND FLOOR
1682 sq.ft. (156.2 sq.m.) approx.



1ST FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 2690 sq.ft. (249.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

Michael Poole

Michael Poole Estate Agents, 10 Town Square – TS23 2LY

01642955140

billingham@michaelpoole.co.uk

michaelpoole.co.uk/