



Executive four bedroom detached family home

The Plantations, Wynyard



WALKERSXCHANGE



Description

Inviting offers in the region of for this imposing four bedroom detached family home, positioned on a generous corner plot within the exclusive Wynyard estate. The ground floor has been reimagined to suit modern day living. A full length kitchen/diner provides ample room for entertaining along with an extensive living room creating an ideal family retreat; including an additional snug room, study, utility and downstairs WC. Upstairs, four double bedrooms, a family bathroom and two en suites complete this beautiful house. Due to the property's size, specification and location, we envisage a high amount of interest and encourage an early viewing.

Key features

- Situated on the prestigious Wynyard estate
- Three spacious reception rooms
- Four impressive double bedrooms
- Three bathrooms
- Detached double garage
- Approximately 2300 sq ft of living space
- Modernised kitchen and bathrooms
- Call to view today!





Ground Floor

Entering through a modern composite door, you enter into a convenient porch, laid with stylish limestone effect Karndean tiles.

Karndean flooring with beautiful wood effect runs through the majority of the ground floor with luxury carpet to the living room and family room. The entrance hall offers access into the main living room, family room, kitchen/diner, WC, cloaks cupboard and stairs to the first floor.

The main living room extends to the full length of the property, with a similar sized kitchen/diner to the adjacent side. Dual aspect windows create a bright and airy reception room with a spacious bay window to one side and focal gas fire with attractive surround. A second reception/family room is positioned to the rear, presented with French doors overlooking the garden.

The modern fitted kitchen is fully equipped with an array of solid oak shaker style wall and base units with contrasting elegant granite worktops, bespoke French doors offer access into the garden. An integrated dishwasher, Belfast sink with boiling water tap, space for an American fridge/freezer and range cooker with oversized extractor fan complete the kitchen. Within the dining space, there is ample room for furniture along with an additional bay window.

A utility room is conveniently situated to provide additional wall and base units with an integrated washing machine and separate tumble dryer.

A sought after office room is entered from the dining area, this room also offers additional loft storage space.





First Floor

The extensive first floor landing offers access into all four double bedrooms, family bathroom, water tank cupboard and space currently being used as a lounge area.

The main bedroom is beautifully presented with a dressing area fitted with bespoke wardrobes and drawers. An en suite facility services this bedroom, recently renovated to provide a large shower cubicle, heated towel radiator and floating appliances.

The second bedroom also includes an en suite with separate shower cubicle, washbasin and WC.

The family bathroom has also recently been modernised, decorated tastefully with modern textured and plain ceramic tiles, inset alcoves, separate shower cubicle, freestanding bath, floating WC/washbasin, heated towel radiator and sensory Bluetooth mirror. The landing also offers loft access.







Externally

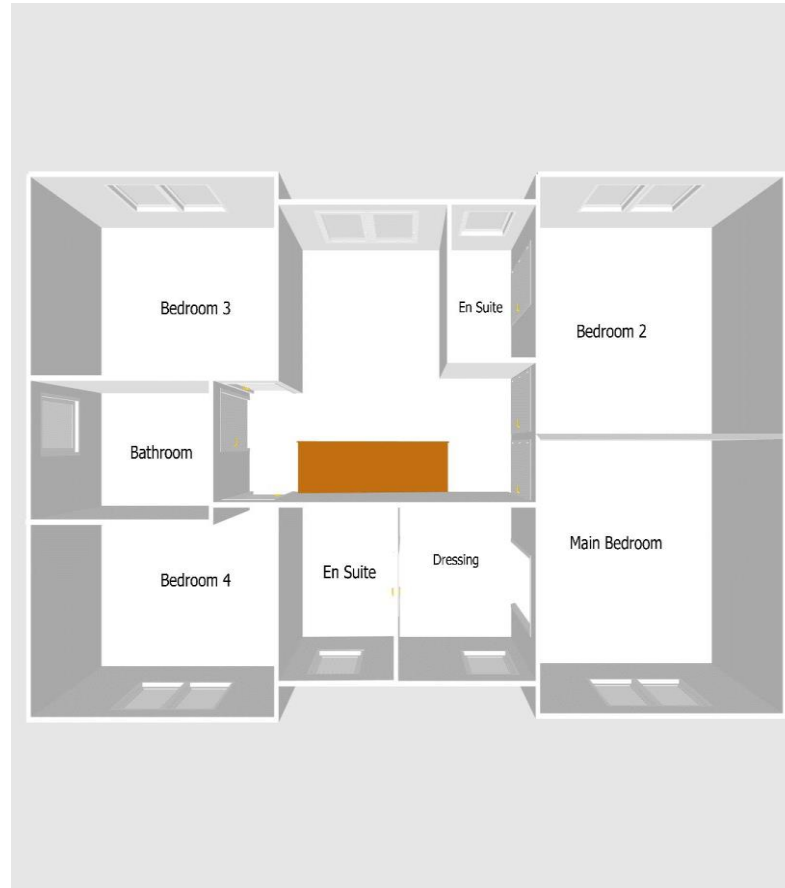
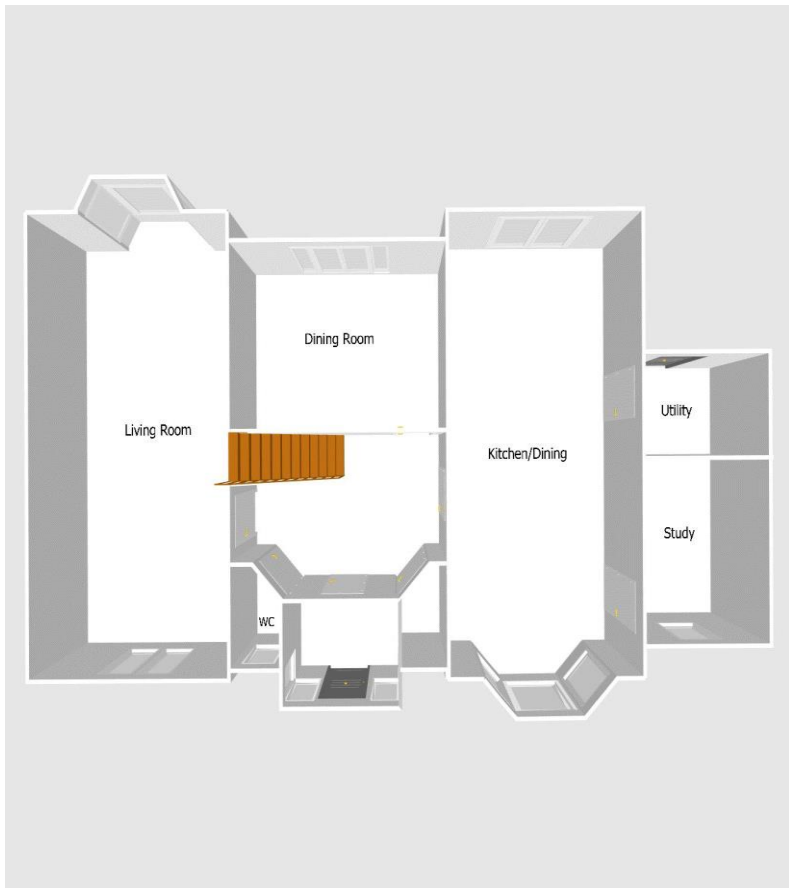
The front of the property provides extensive gardens which wrap around one side of the property. The garden is mainly laid to lawn with beautiful mature shrubs and trees. A substantial paved driveway offers parking for multiple vehicles leading up to a detached double garage, the garage is fully electric with electric vehicle charging points. Gated access brings you to the rear garden.


This ample sized garden is also mainly laid to lawn enclosed by large conifers and trees with patio areas that soak up majority of the sun on a summer's day.

Disclaimer

Whilst we endeavour to ensure our sales particulars are accurate and reliable, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by WalkersXchange therefore we cannot give a guarantee as to their operating ability or efficiency. All measurements have been taken as a guide to prospective buyers only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(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 	
WWW.EPC4U.COM		

Living Room 25' 11" x 13' 5" (7.89m x 4.09m)
Family Room 14' 11" x 10' 6" (4.54m x 3.20m)
Kitchen/Diner 27' 3" x 13' 0" (8.30m x 3.96m)
Utility Room 5' 11" x 9' 2" (1.8m x 2.8m)
Study 10' 1" x 8' 5" (3.07m x 2.56m)
Downstairs WC
Main Bedroom 13' 5" x 13' 10" (4.09m x 4.21m)
Dressing Room

Main Bedroom En Suite
Bedroom 2 13' 7" x 11' 10" (4.14m x 3.60m)
Bedroom 2 En Suite
Bedroom 3 9' 1" x 13' 8" (2.77m x 4.16m)
Bedroom 4 9' 6" x 11' 4" (2.89m x 3.45m)
Family Bathroom



Energy performance certificate (EPC)

3, The Plantations
Wynyard
BILLINGHAM
TS22 5SN

Energy rating
C

This certificate expired on: 24 January 2020

Certificate number: 8905-3627-3129-2726-6903

Property type Detached house

Total floor area 210 square metres

Rules on letting this property

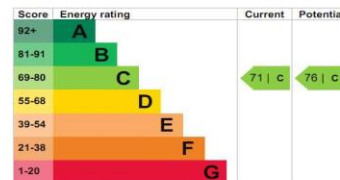
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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