



**Stoney Wood Drive, Wynyard Billingham TS22 5UE**

**welcome to**

## **Stoney Wood Drive, Wynyard Billingham**

A delightful, 3 bedroom, family home, tastefully decorated throughout with modern fixtures and fittings.

### **Entrance Hall**

UPVC door, carpet flooring, stairs to first floor, spotlights.

### **Cloakroom**

Wash hand basin, low level WC, radiator, double glazed window to front.

### **Lounge**

Double glazed window to front, carpet flooring, radiator, understairs storage cupboard, electric feature fire.

### **Kitchen / Diner**

Grey shaker style wall and base units with contrasting granite worktops, induction hob, breakfast bar, wine cooler, integrated washing machine, dish washer, oven, fridge freezer, french doors to rear, double glazed window to rear, featured radiator, spotlights, wood effect flooring.

### **First Floor Landing**

Spotlights, carpet flooring, storage cupboard, loft hatch.

### **Bedroom 1**

Double glazed window to front, spotlights, carpet flooring, half panelled walls, large storage cupboard, radiator.

### **En Suite**

Low level WC, pedestal wash basin, corner shower cubicle, double glazed window to front, chrome heated towel rail, spotlights, half tiled walls, tile effect flooring.

### **Bedroom 2**

Double glazed window to rear, spotlights, carpet flooring, radiator.

### **Bedroom 3**

Double glazed window to rear, spotlights, carpet flooring, radiator.

### **Bathroom**

Low level WC, pedestal wash hand basin with mixer tap, double glazed window to side, part tiled walls, chrome heated towel rail, tile effect flooring.

### **Externally**

#### **Front**

Laid to lawn, pedestrian access only.

#### **Rear Garden**

Artificial lawn, patio area, gate to car port.





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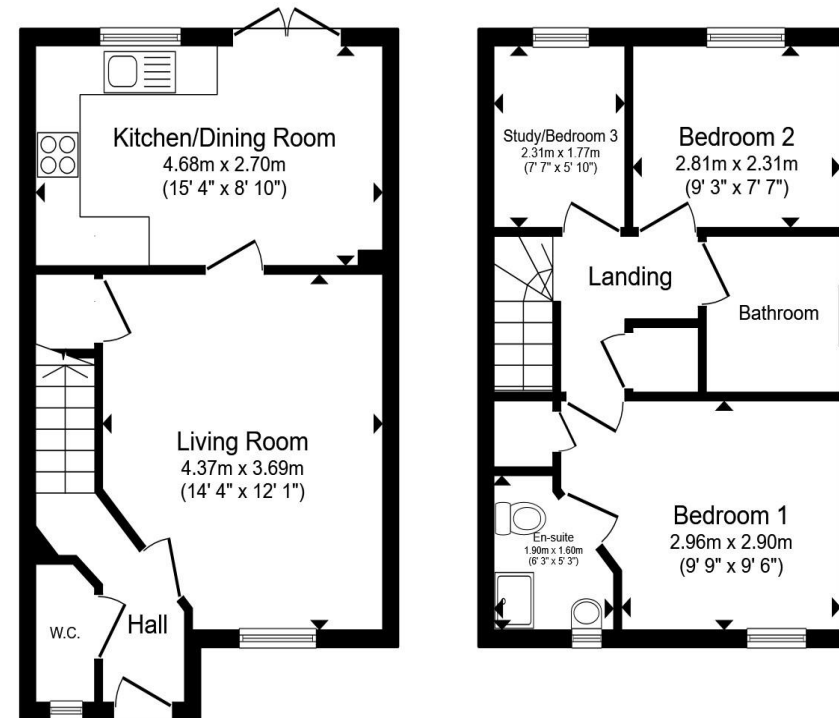
welcome to

## Stoney Wood Drive, Wynyard Billingham

- DOUBLE CAR PORT
- TASTEFULLY DECORATED
- EN SUITE
- EV CHARGING POINT
- BUILT IN APPLIANCES

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£215,000**



Ground Floor

First Floor

Total floor area 68.9 m<sup>2</sup> (742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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