



Saville Close, Wynyard BILLINGHAM TS22 5GL

welcome to

Saville Close, Wynyard BILLINGHAM

The wrap around gardens are mainly laid to lawn and feature three separate patio areas, ideal for outdoor dining and enjoying the peaceful surroundings. Offered to the market with no forward chain, this is a rare opportunity to acquire a truly substantial and versatile family home.

Entrance Porch

Double glazed door to front, tiled flooring, hardwood and glazed door into entrance hall.

Entrance Hall

Tiled flooring, built in storage cupboard and stairs to first floor.

Cloakroom

Double glazed window to front, part tiled walls, tiled flooring, corner wash hand basin and mixer tap, low level WC, extractor fan.

Lounge

2 double glazed windows to front, double glazed french door and window to rear, cornice, spotlights, feature inglenook fireplace.

Family Room

Double glazed bay window to front, cornice.

Kitchen / Diner

Fitted with a range of wall and base units and contrasting working surfaces with matching upstands, central island with stainless steel sink and mixer tap, 1 1/2 bowl stainless steel sink and grooved drainer, space for Range style cooker and American style fridge freezer, under counter wine cooler, tiled flooring, spotlights, double glazed window to rear open to dining room, door to inner hallway.

Dining Area

(Irregular shaped room), double glazed french doors and window to rear, tiled flooring, vaulted ceiling with 3 skylight windows, built in electric fire, spotlights.

Inner Hallway

Tiled flooring, door to utility/shower and personnel door to garage, open to second family room.

Utility/Shower Room

Walk in shower, low level WC, wash hand basin on vanity unit with mixer tap, panelled walls, spotlights, plumbing for washing machine, wall mounted Worcester boiler, double glazed door to rear, built in storage cupboard, spotlights, extractor fan.

Second Family Room / T V Room

Double glazed french doors and window to rear, TV point.

First Floor Landing

Galleried landing, cornicing, spotlights, loft access, built in storage cupboard housing hot water cylinder.

Master Bedroom

Two double glazed windows to front, radiators, spotlights. (slight restricted head height),

Dressing Area

Fitted wardrobes, drawers and shelving.

En Suite

Free standing bath with mixer tap and hand held shower, His and Hers sinks with mixer taps on vanity units, low level WC, bidet, walk in shower, double glazed window to rear, tiled flooring, part tiled walls, spotlights, extractor fan, radiator.

Bedroom 2

Two double glazed windows to front, 2 door fitted sliding wardrobes, radiator. (irregular shaped room)





En Suite

Double glazed window to front, tiled flooring, part tiled walls, panel bath and mixer tap, enclosed shower, wall hung wash hand basin and mixer tap, low level WC, extractor fan, radiator.

Bedroom 3

Two door fitted sliding wardrobes, double glazed window to rear, radiator.

En Suite

Double sized shower, wall hung wash hand basin and mixer tap, low level WC. Part tiled walls, extractor fan, radiator,

Bedroom 4

Three door fitted sliding wardrobes, double glazed window to front, radiator.

Home Office / Bedroom 5

(Currently being used as a home office) Two double glazed windows to front, fitted desk/drawers/bookcase, radiator.

Bathroom

Panel bath and central mixer tap, low level WC, wall hung wash hand basin and mixer tap, double sized shower cubicle, double glazed window to rear, tiled flooring, part tiled walls, spotlights, extractor fan, radiator.

Externally

Front Garden

Lawned garden and block paved driveway for a number of vehicles.

Rear Garden

Wrap around lawned gardens, overlooking grassed area/trees, various patio areas, outdoor tap, power and lighting.

Triple Garage

Remote control roller doors, power and lighting.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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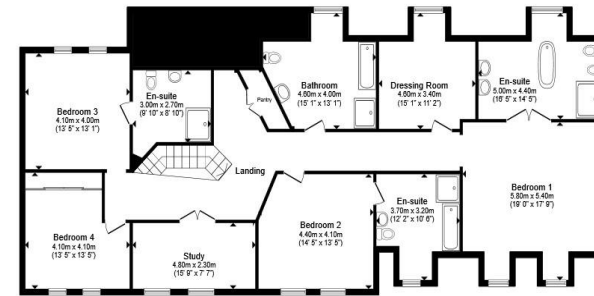
Saville Close, Wynyard BILLINGHAM

- FIVE BEDROOM DETACHED
- FOUR RECEPTION ROOMS
- THREE EN-SUITES AND A FAMILY BATHROOM
- WRAP AROUND GARDENS
- TRIPLE GARAGE AND AMPLE PARKING

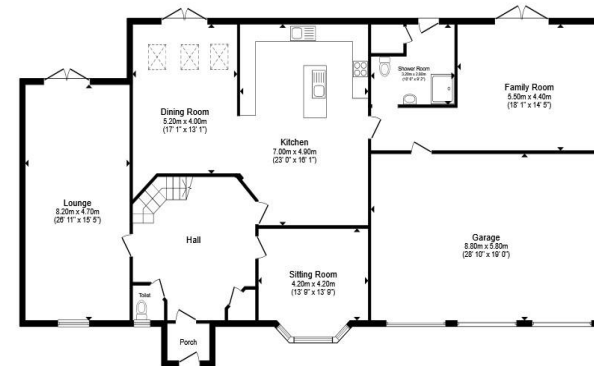
Tenure: Freehold EPC Rating: C

Council Tax Band: H

£875,000



First Floor



Ground Floor

Total floor area 411.4 m² (4,428 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

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