



17 Duke Of Wellington Gardens, Wynyard

Guide Price £800,000 to £850,000



17 Duke Of Wellington Gardens

Wynyard, Billingham

Welcome to an exquisite opportunity for luxury living in the heart of Wynyard's exclusive gated residence, Duke Of Wellington Gardens. This exceptional detached property, meticulously crafted in 2019, offers a seamless blend of modern comfort and timeless elegance. With a 10-year warranty from new, seamlessly transferable to new owners, your investment is safeguarded for years to come. This home is available with no onward chain offering immediate vacant possession.

Spanning over 3200 square feet across three impeccably designed floors, this spacious six-bedroom home stands as a testament to refined living. A rare gem among its peers, it boasts an exceptional energy efficiency rating of A, a distinction shared by only one other property in Duke of Wellington Gardens. The environment-conscious features include solar panels and air source heat pumps for optimal heating and solar thermal to heat the water from the roof ensuring your comfort aligns with sustainability.



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As you step into the grand entrance hall, a sense of opulence envelops you, leading to the various wings of this elegant abode. The versatile layout caters to your every need, with a thoughtfully designed study providing a serene workspace. An additional reception room used for either a formal dining room or an extra family room, a spacious lounge adorned with a wood-burning stove, offering cozy evenings and direct access to the patio and rear garden.

The heartbeat of this home resides in its modern kitchen/dining/living space, a culinary haven equipped with top-tier integrated appliances. Whether entertaining guests or savouring quiet family moments, this space effortlessly adapts to your desires. Adjacent lies a utility room, ensuring functionality doesn't compromise style. A convenient ground floor WC adds a touch of practicality.

Journeying to the first floor, the splendor continues with a sumptuous family bathroom and four generously appointed double bedrooms. The master bedroom stands as a sanctuary with a walk-in wardrobe and an en-suite shower room, a private oasis for relaxation.



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Ascend to the second floor, revealing two expansive double bedrooms and an en-suite shower room. This level's layout offers flexibility, accommodating various living arrangements or providing an ideal space for guests.

Beyond the captivating interior lies a detached garage with first-floor storage access, while a south-facing rear garden basks in sunlight, inviting outdoor gatherings and leisurely afternoons. A generously sized driveway accommodates multiple vehicles, a convenience that pairs seamlessly with easy access to major road networks, catering to the needs of modern commuting.

In the realm of exclusive living, this property claims its rightful place as a testament to refined tastes. With its prime location, impeccable features, and unmatched design, this home is a symphony of luxury and comfort, ready to welcome its discerning new owners to a life of opulence in Wynyard's prestigious Duke Of Wellington Gardens.

Council Tax band: G

Tenure: Freehold



Entrance Hall

Dining Room

9' 6" x 12' 10" (2.90m x 3.90m)

Study

9' 10" x 12' 10" (3.00m x 3.90m)

Lounge

19' 1" x 15' 5" (5.81m x 4.70m)

Ground Floor WC

Kitchen/Diner

22' 11" x 23' 9" (6.99m x 7.25m)

Utility

First Floor Landing

Family Bathroom

Bedroom One

10' 8" x 13' 6" (3.26m x 4.11m)

Dressing Room

10' 8" x 6' 11" (3.26m x 2.10m)

En-Suite Shower Room

Bedroom Four

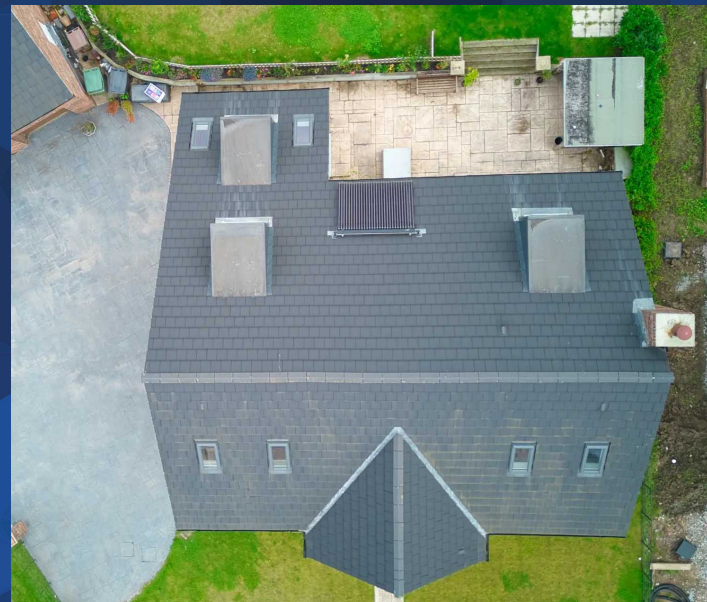
16' 2" x 18' 6" (4.93m x 5.65m)

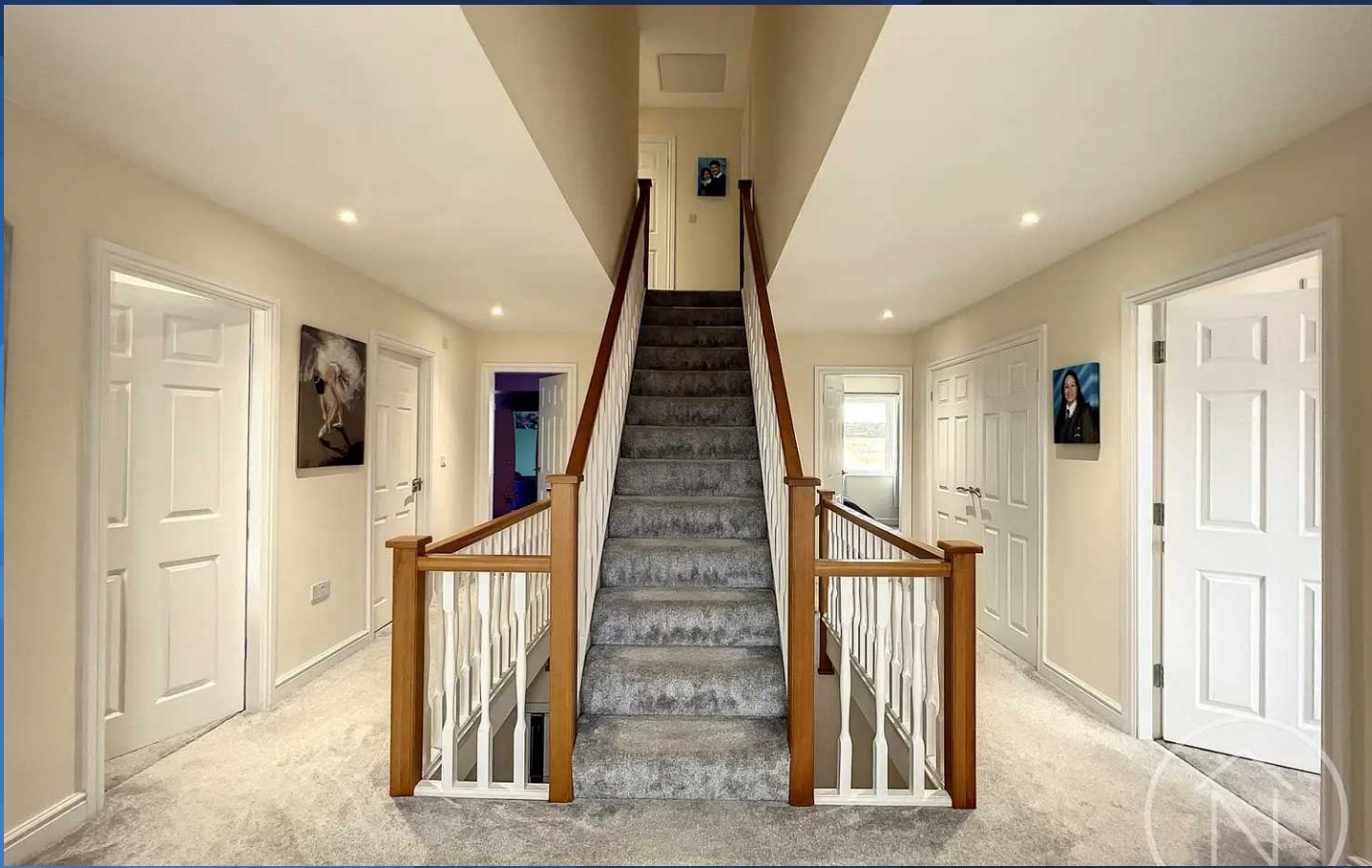
Bedroom Five

9' 8" x 12' 8" (2.95m x 3.86m)

Bedroom Six

9' 2" x 12' 8" (2.80m x 3.86m)





Second Floor Landing

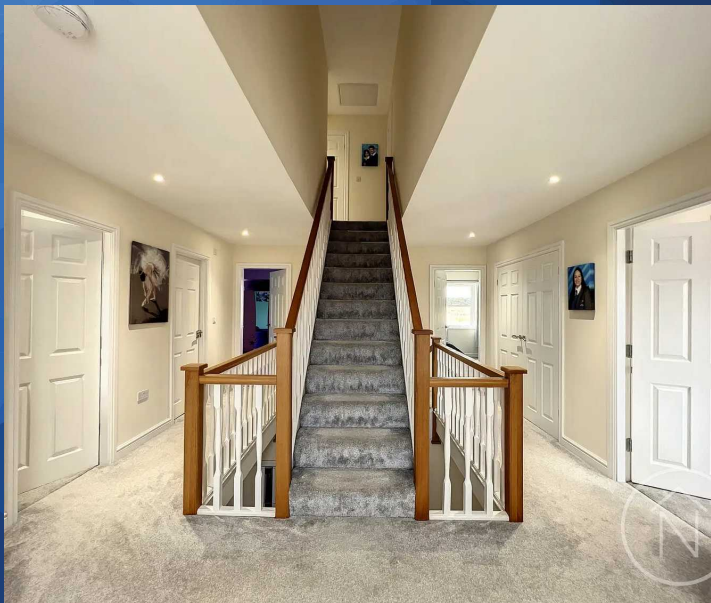
Bedroom Two

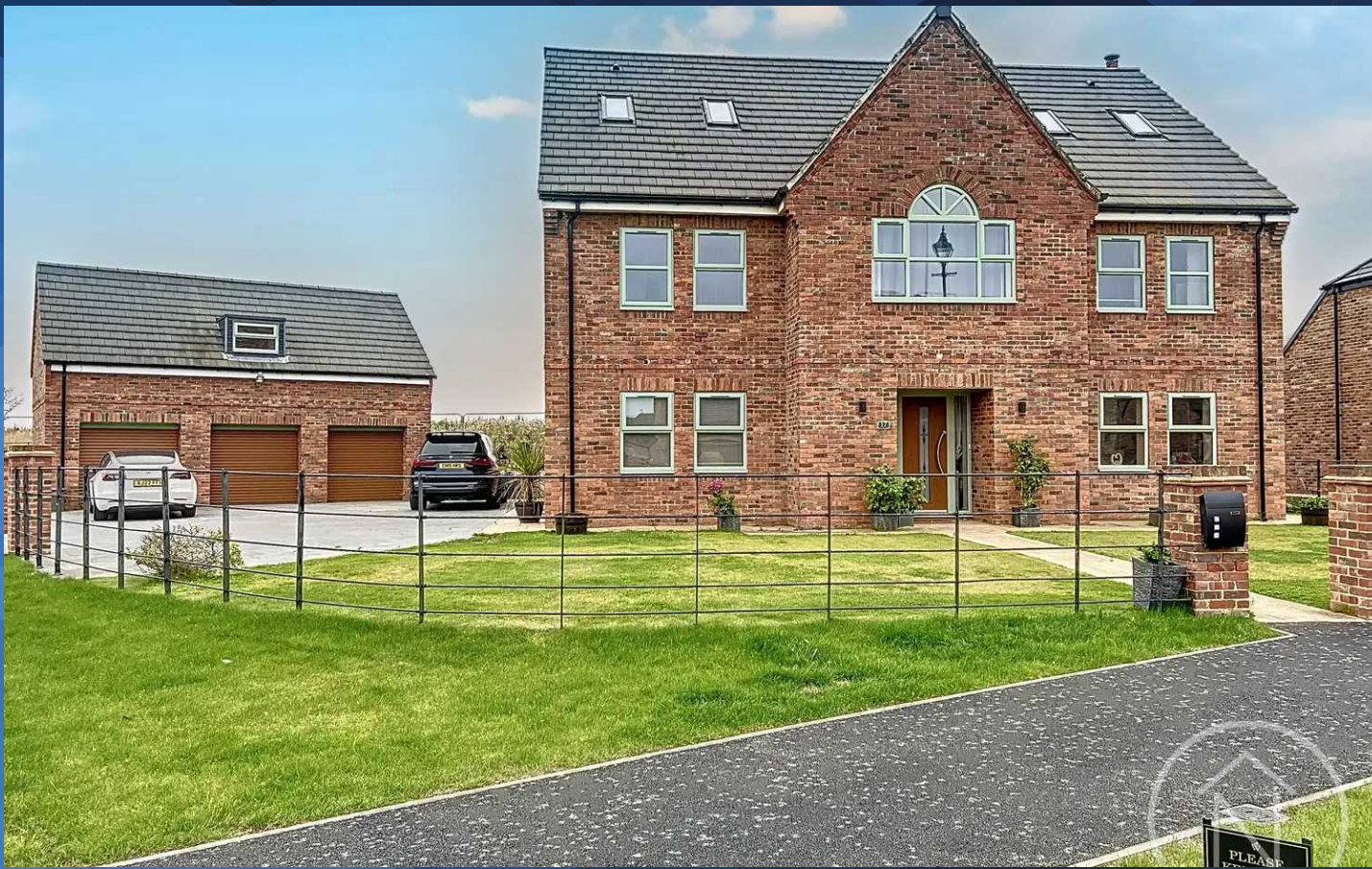
17' 8" x 12' 10" (5.39m x 3.90m)

En-Suite Shower Room

Bedroom Three

17' 8" x 17' 9" (5.39m x 5.41m)



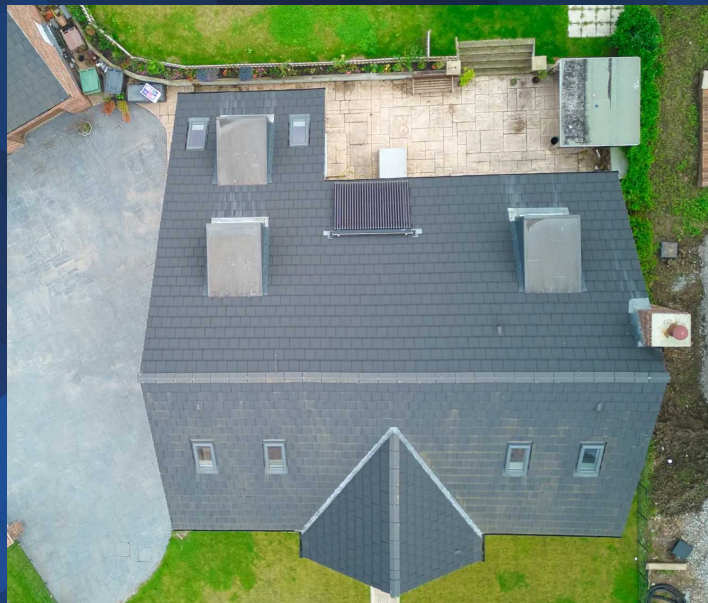


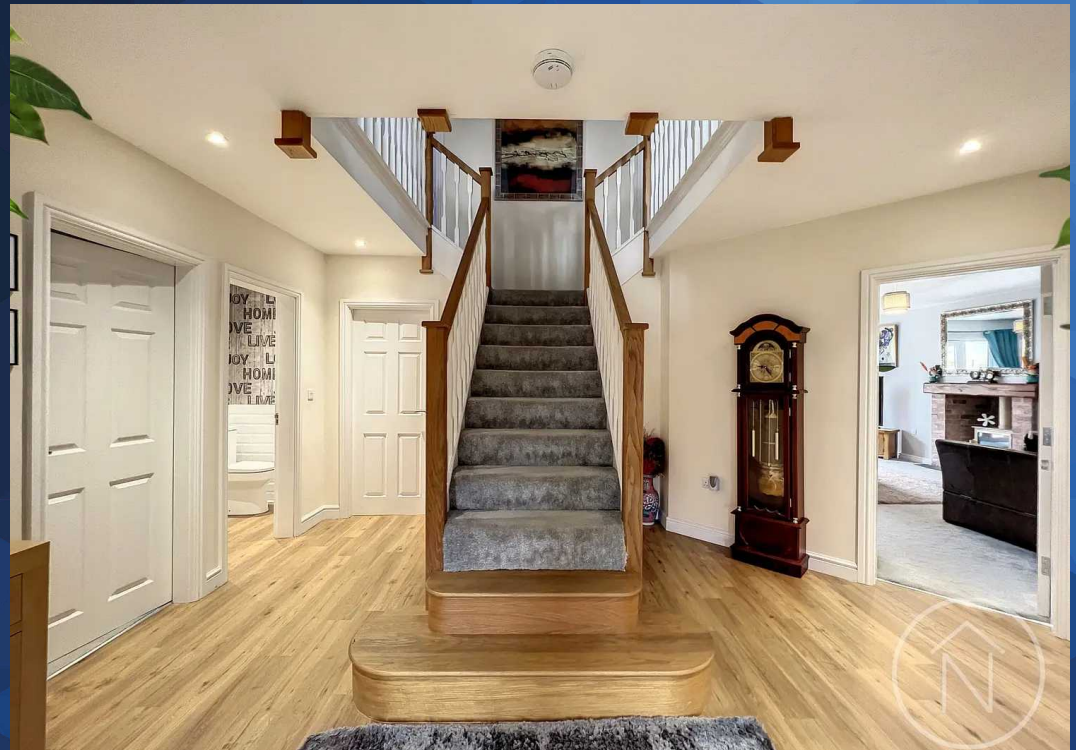
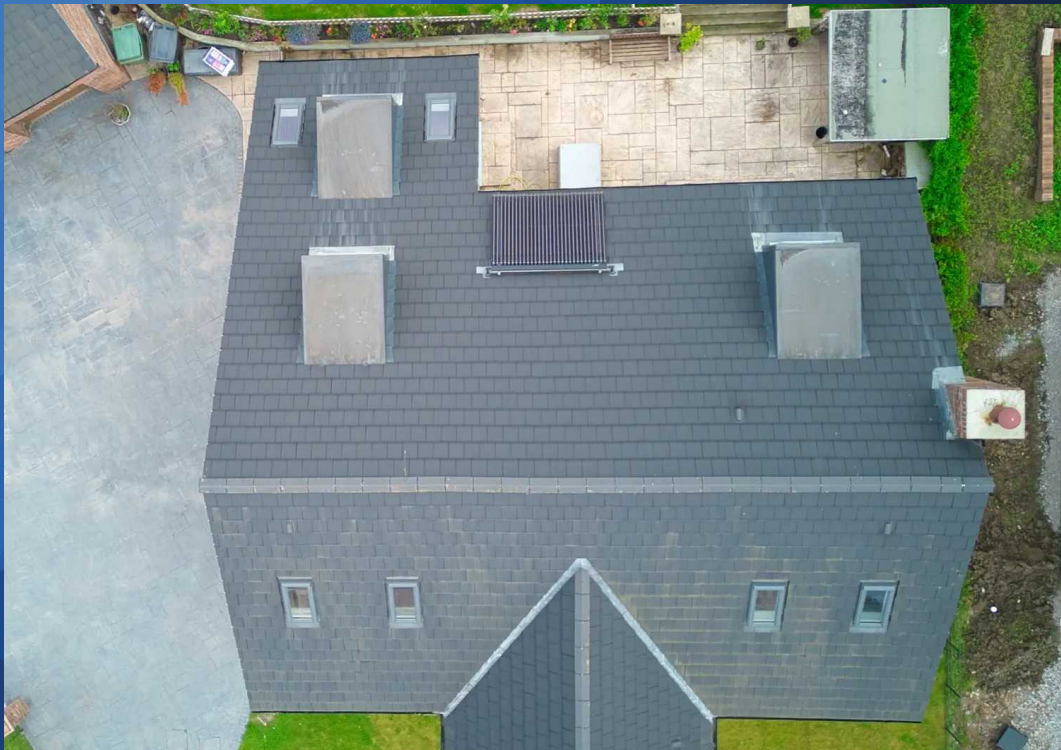
GARDEN

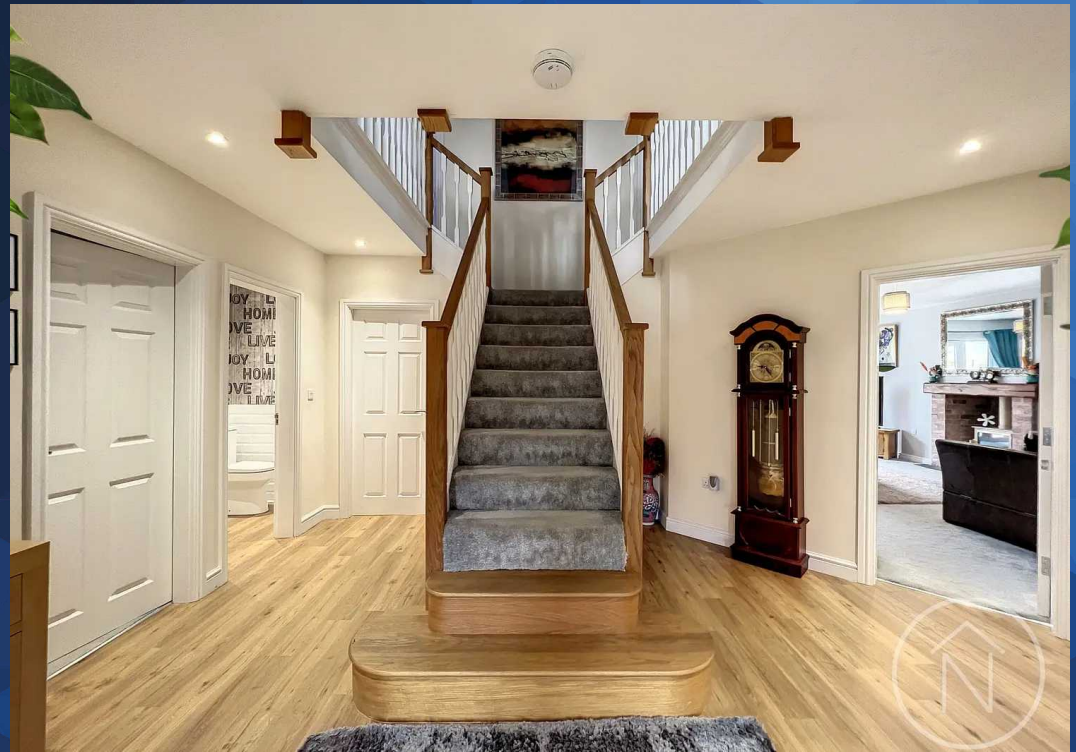
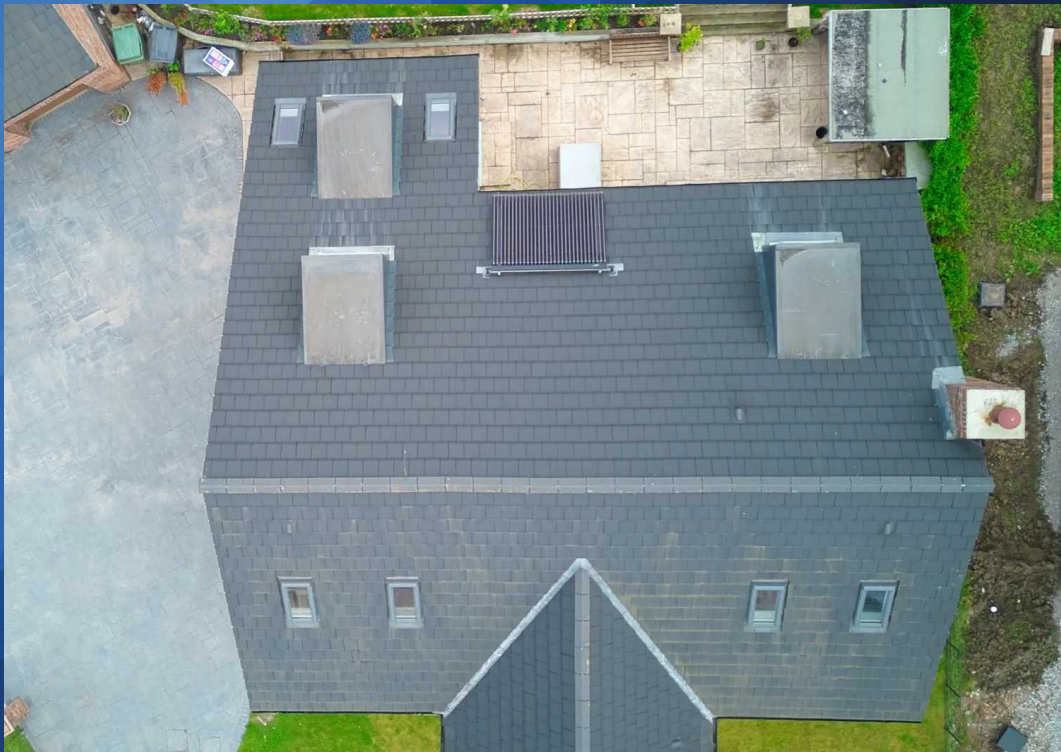
GARDEN

GARAGE

Triple Garage

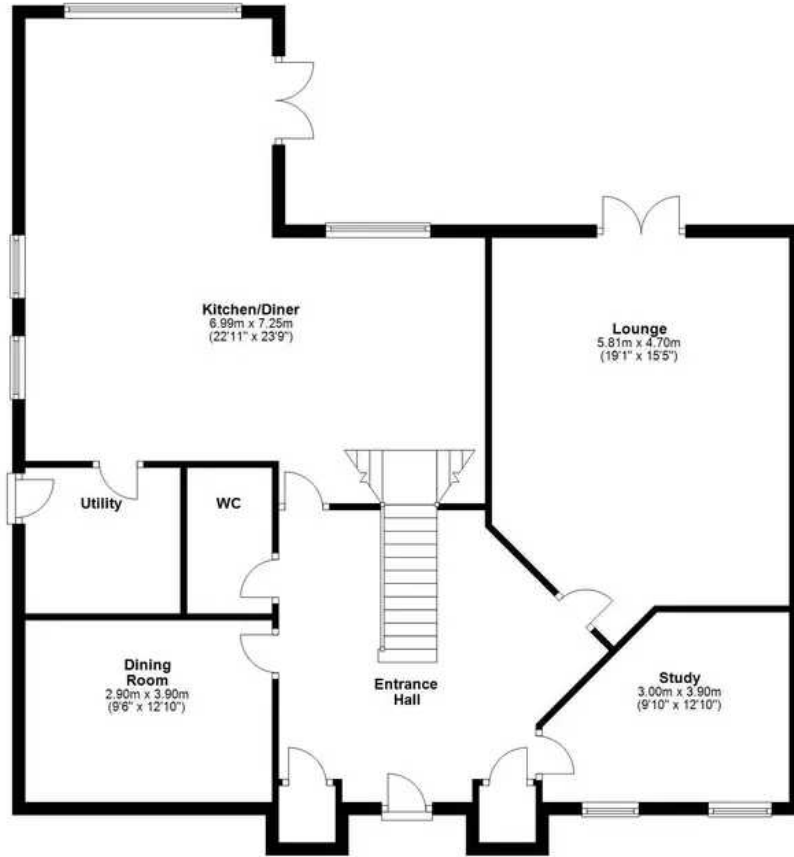






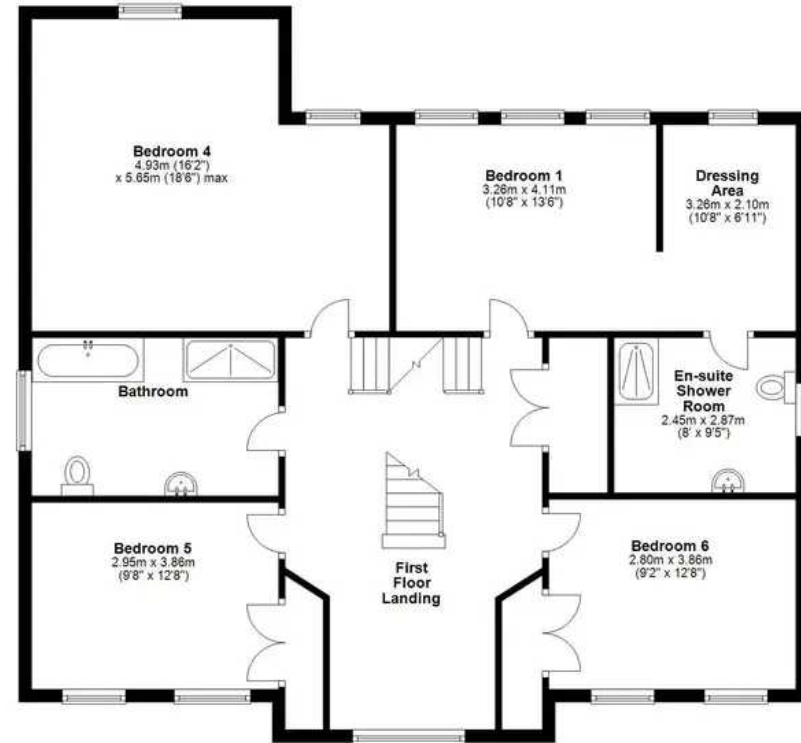
Ground Floor

Approx. 122.1 sq. metres (1314.5 sq. feet)



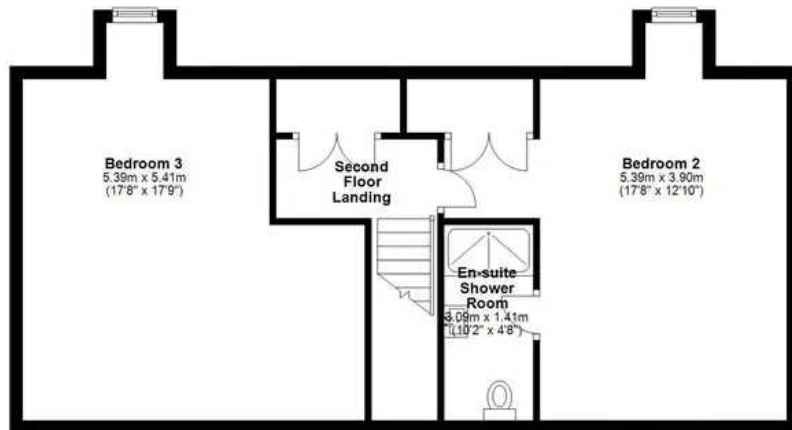
First Floor

Approx. 115.5 sq. metres (1243.7 sq. feet)



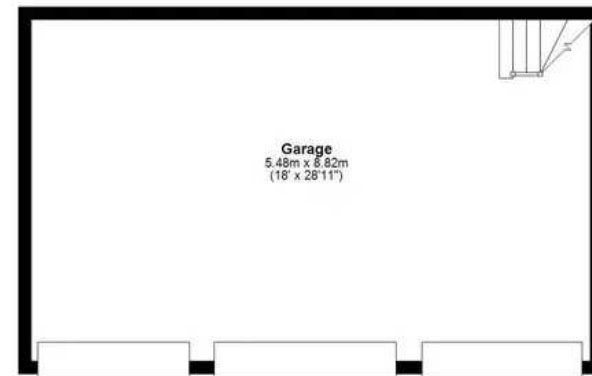
Second Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



Garage

Approx. 48.3 sq. metres (520.3 sq. feet)



Total area: approx. 352.7 sq. metres (3796.2 sq. feet)

floor plan(s) by Northgate for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222 • billingham@northgates.net • www.northgates.co.uk/

