



Summer Lane, Wynyard



Offers Invited Between £350,000 And £375,000





## Summer Lane

Wynyard, Billingham

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Welcome to your new home sweet home! A stunning four-bedroom detached house built by Taylor Wimpey in 2023 awaits its lucky new owners. Upon approaching this gem, you're greeted by a double driveway and a single garage – parking struggles, begone! Step inside, and be wowed by the large rear garden, a perfect play area for the kids or a relaxing spot for a summer BBQ. With UPVC double glazing and gas central heating, this home is both cosy and energy-efficient, saving you those extra pounds to spend on the things that truly matter.

Situated in Taylor Wimpey's renowned Wynyard Manor development, this property not only offers a comfortable lifestyle but also convenience. Imagine being just a stone's throw away from major road links such as the A689, A19, and A1 – making commuting a breeze! This perfect family home boasts an impeccable layout, including an entrance hall, ground floor WC, a lounge with a bay window for those cosy evenings in, a modern kitchen/diner complete with integrated appliances and patio doors leading to the garden, a utility room, a landing, a family bathroom, and not one, but four bedrooms! The cherry on top? Two en-suite shower rooms for that added touch of luxury.

Outside, the delightful surprises keep coming! Think lazy Sunday mornings sipping coffee in your own outdoor sanctuary, or hosting summer garden parties with friends and family under the clear blue skies. The possibilities are endless when you have a space like this to call your own. Don't miss out on this opportunity to own an amazing home in such a desirable location.

**While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.**

**It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of**





**Entrance Hall**

11' 2" x 6' 5" (3.40m x 1.95m)

**Ground Floor Wc**

**Lounge**

19' 5" x 11' 2" (5.93m x 3.41m)

**Kitchen/Diner**

12' 9" x 20' 8" (3.88m x 6.31m)

**Utility**

10' 10" x 5' 9" (3.29m x 1.74m)

**Landing**

**Family Bathroom**

10' 6" x 6' 4" (3.20m x 1.94m)

**Bedroom One**

15' 3" x 13' 2" (4.65m x 4.02m)

**En-Suite One**

6' 8" x 5' 9" (2.04m x 1.76m)

**Bedroom Two**

12' 7" x 13' 4" (3.83m x 4.06m)

**En-Suite Two**

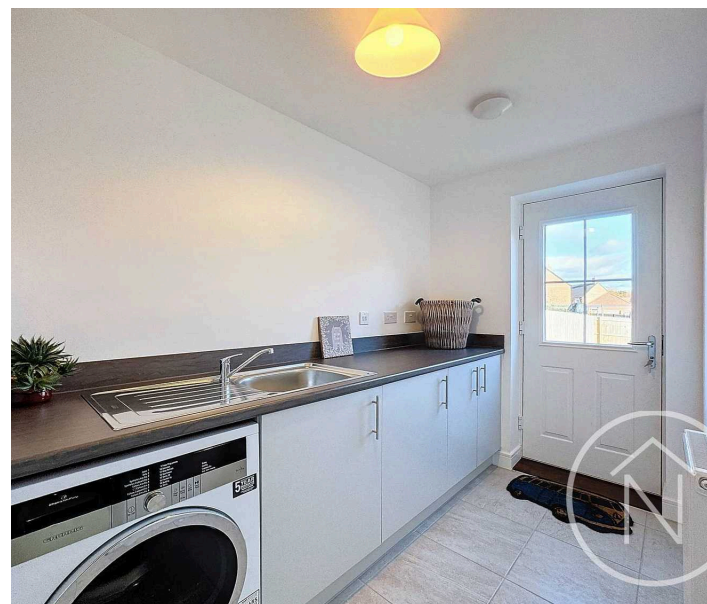
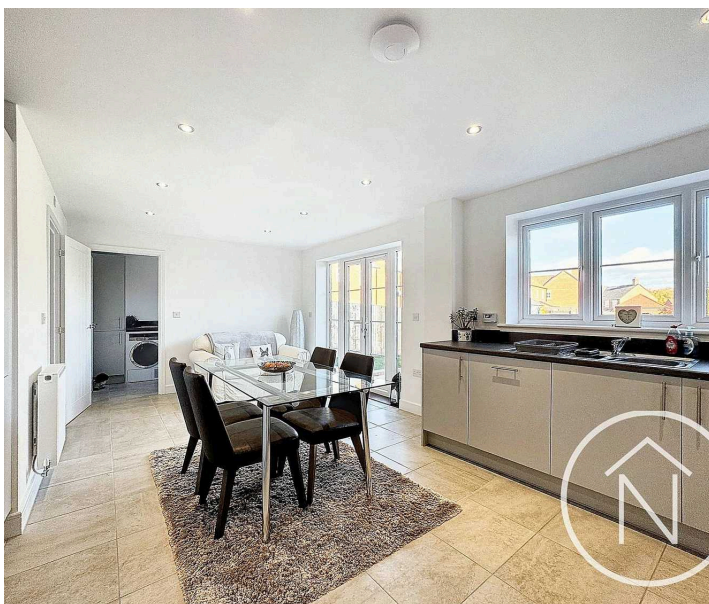
4' 7" x 7' 4" (1.40m x 2.23m)

**Bedroom Three**

10' 6" x 10' 8" (3.20m x 3.26m)

**Bedroom Four**

10' 6" x 9' 2" (3.21m x 2.79m)







**GARDEN**

**GARAGE**

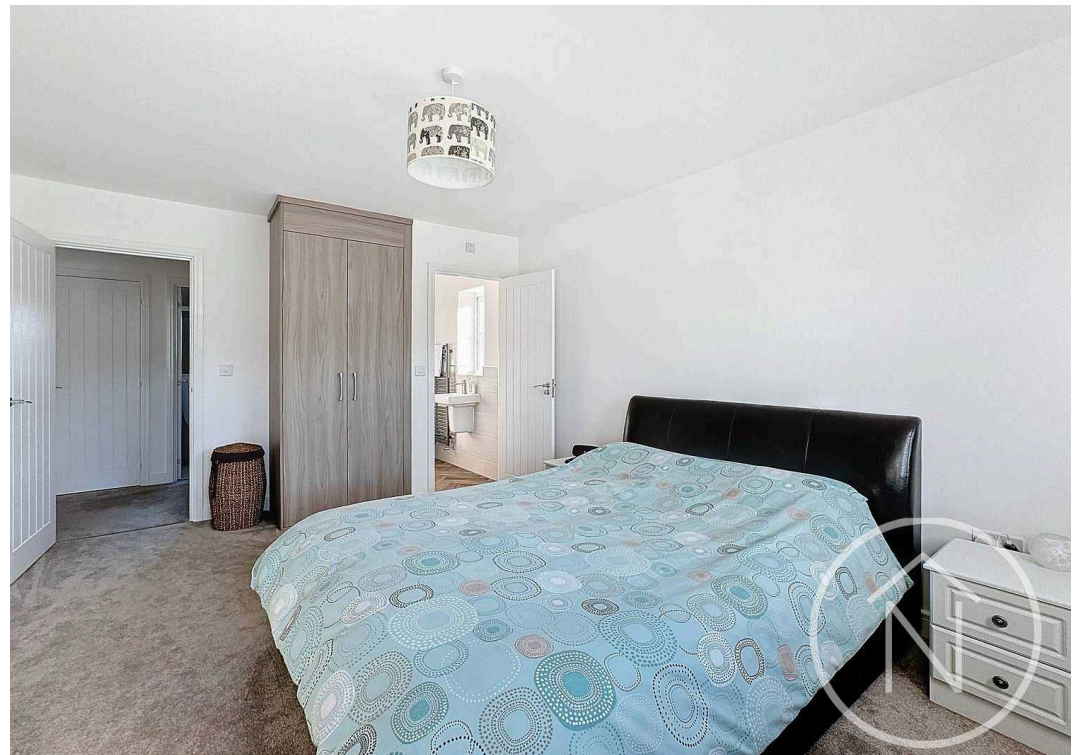
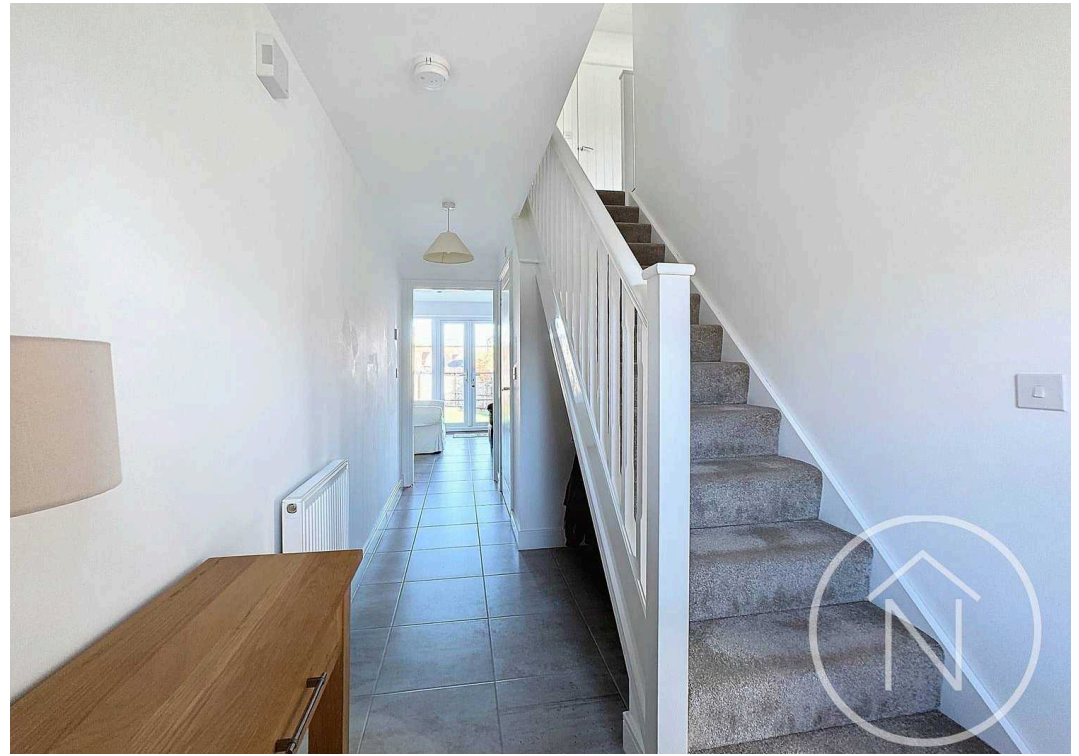
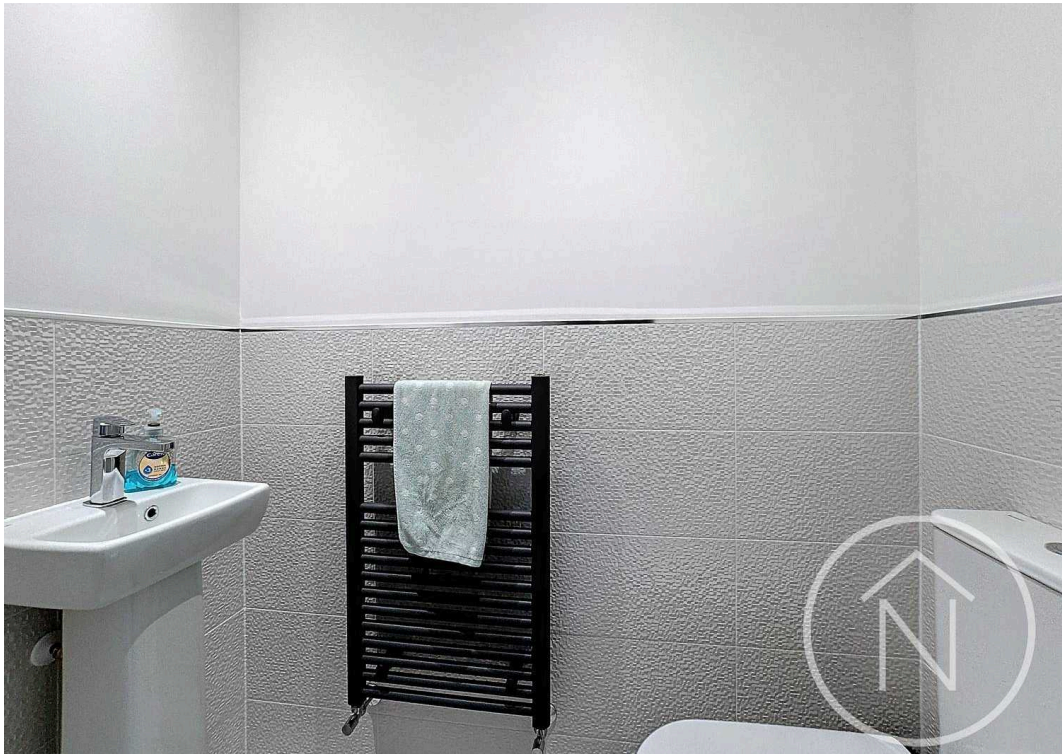
Single Garage

**DRIVEWAY**

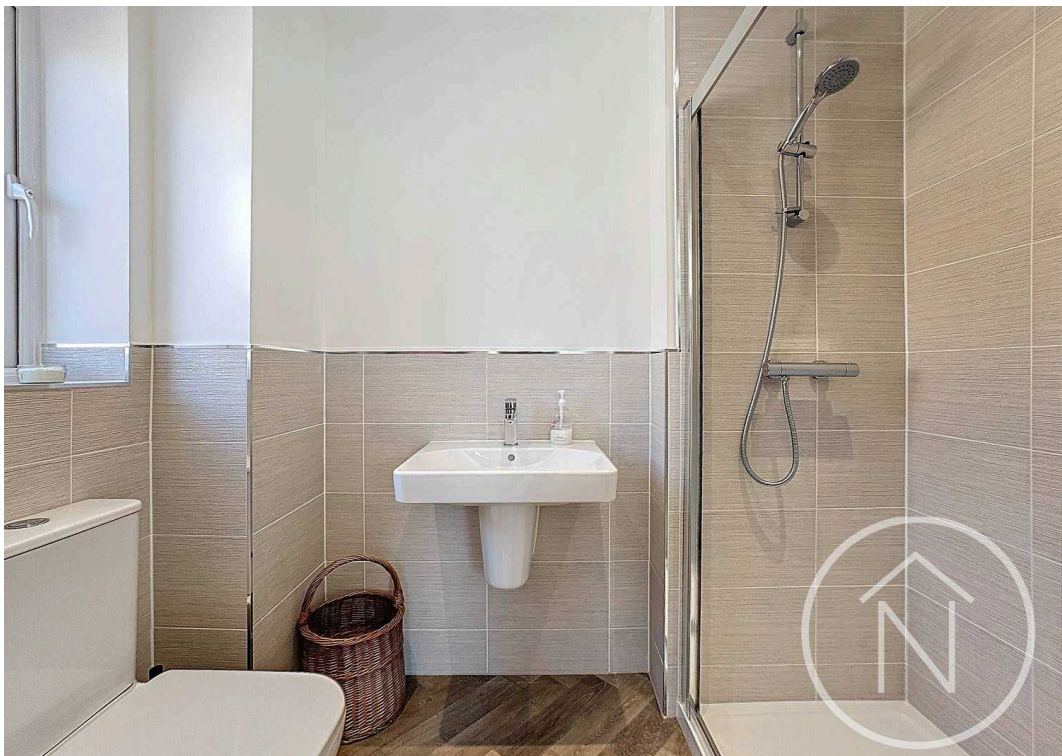
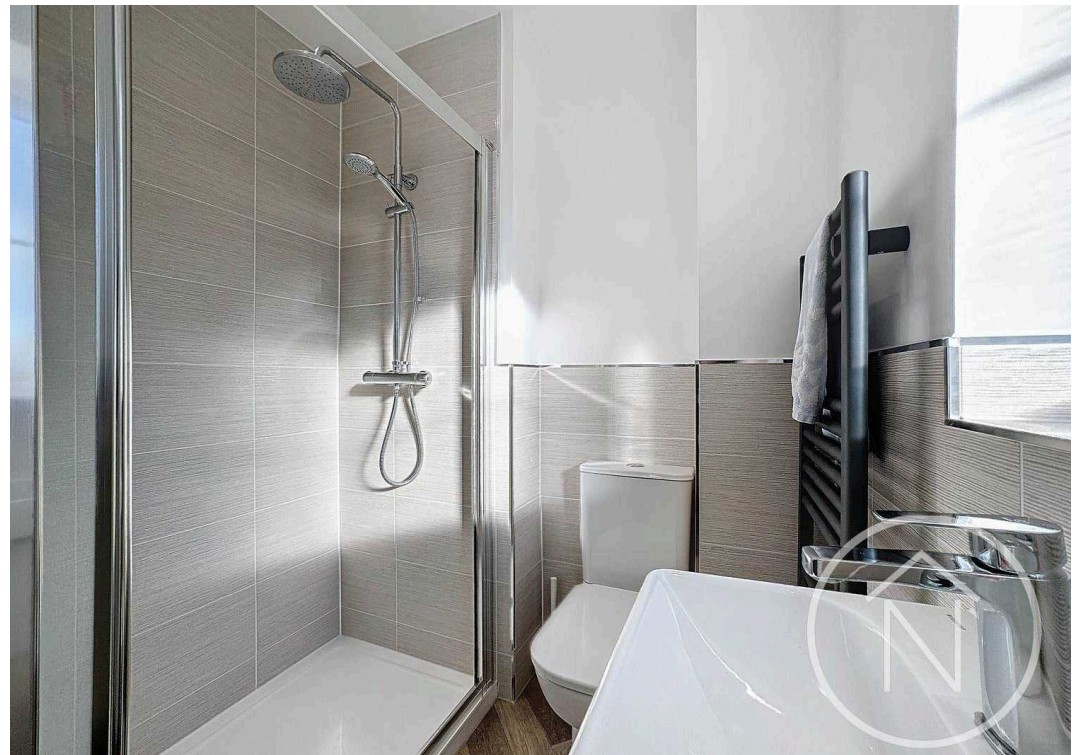
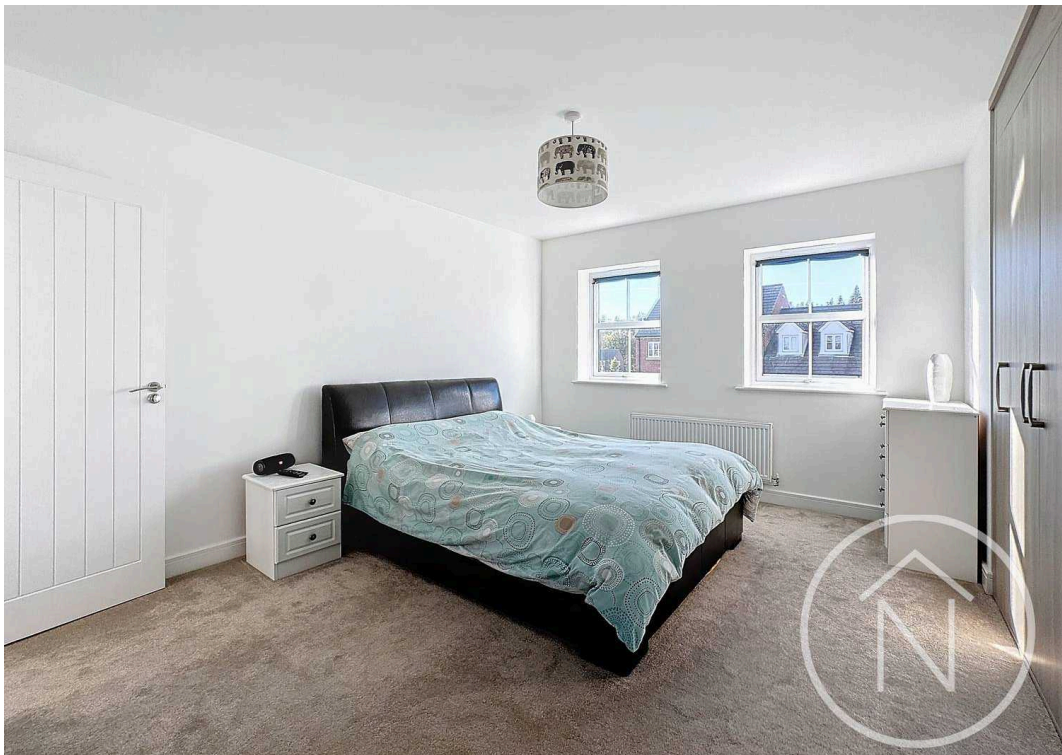
2 Parking Spaces



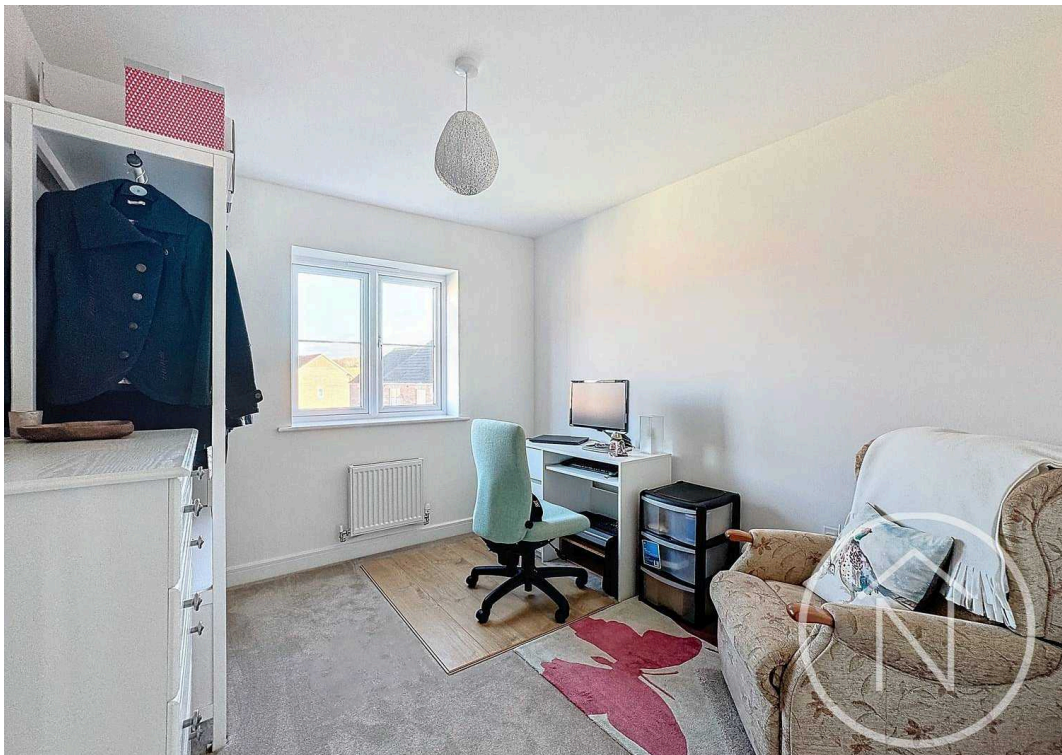
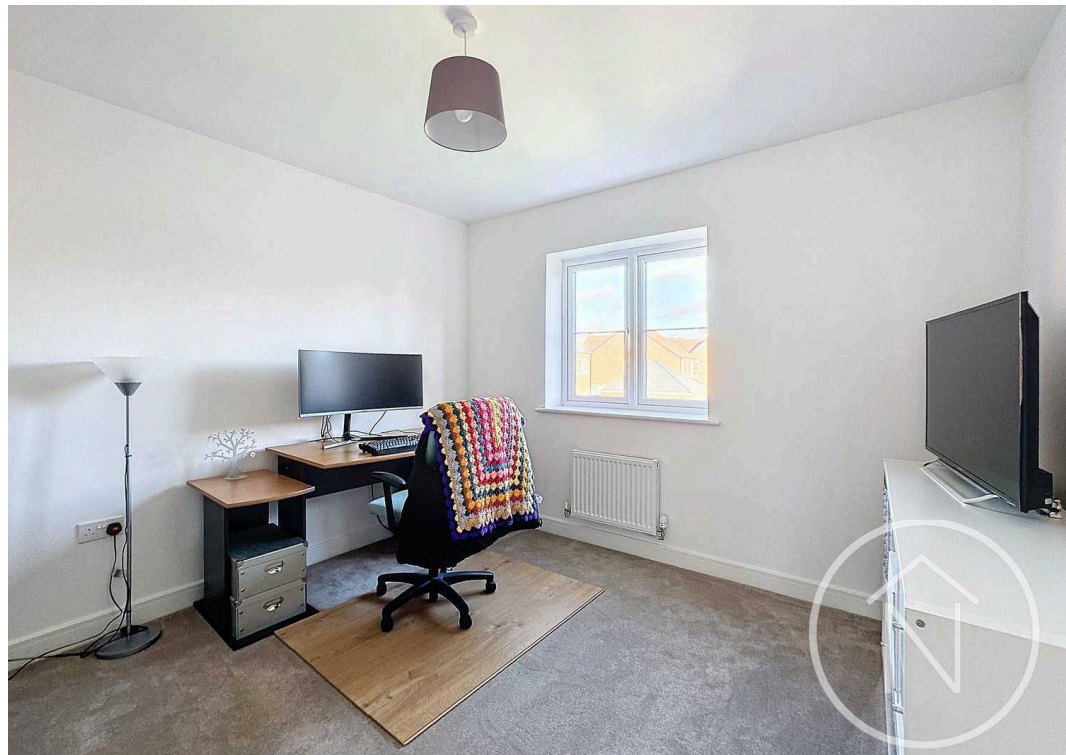
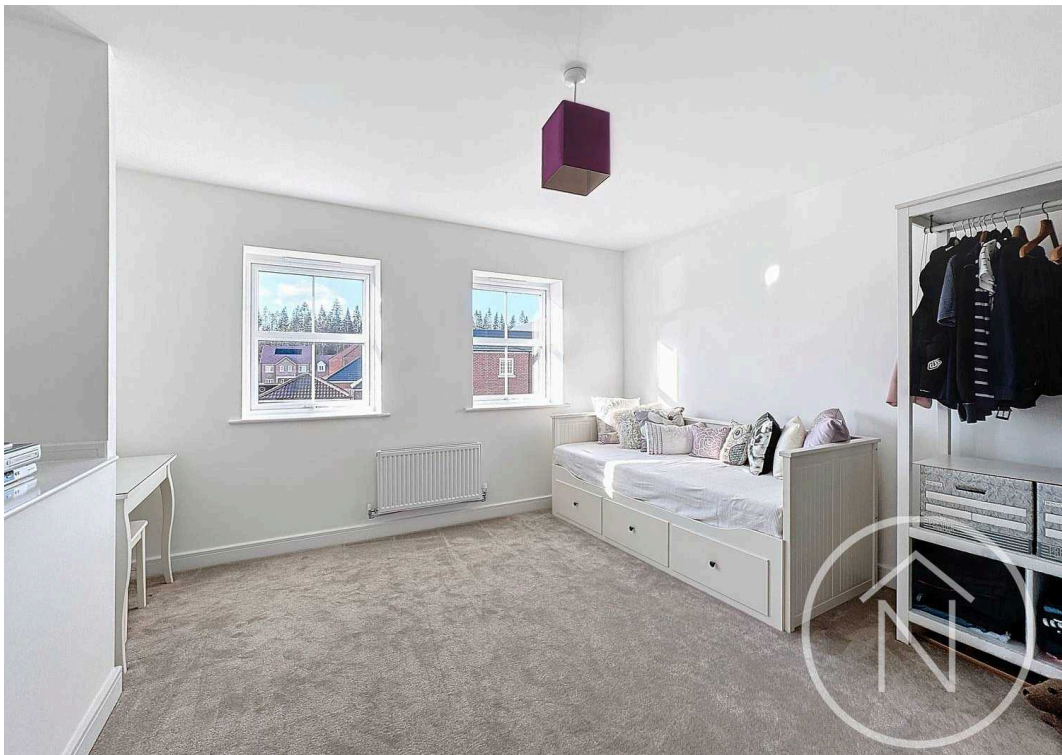








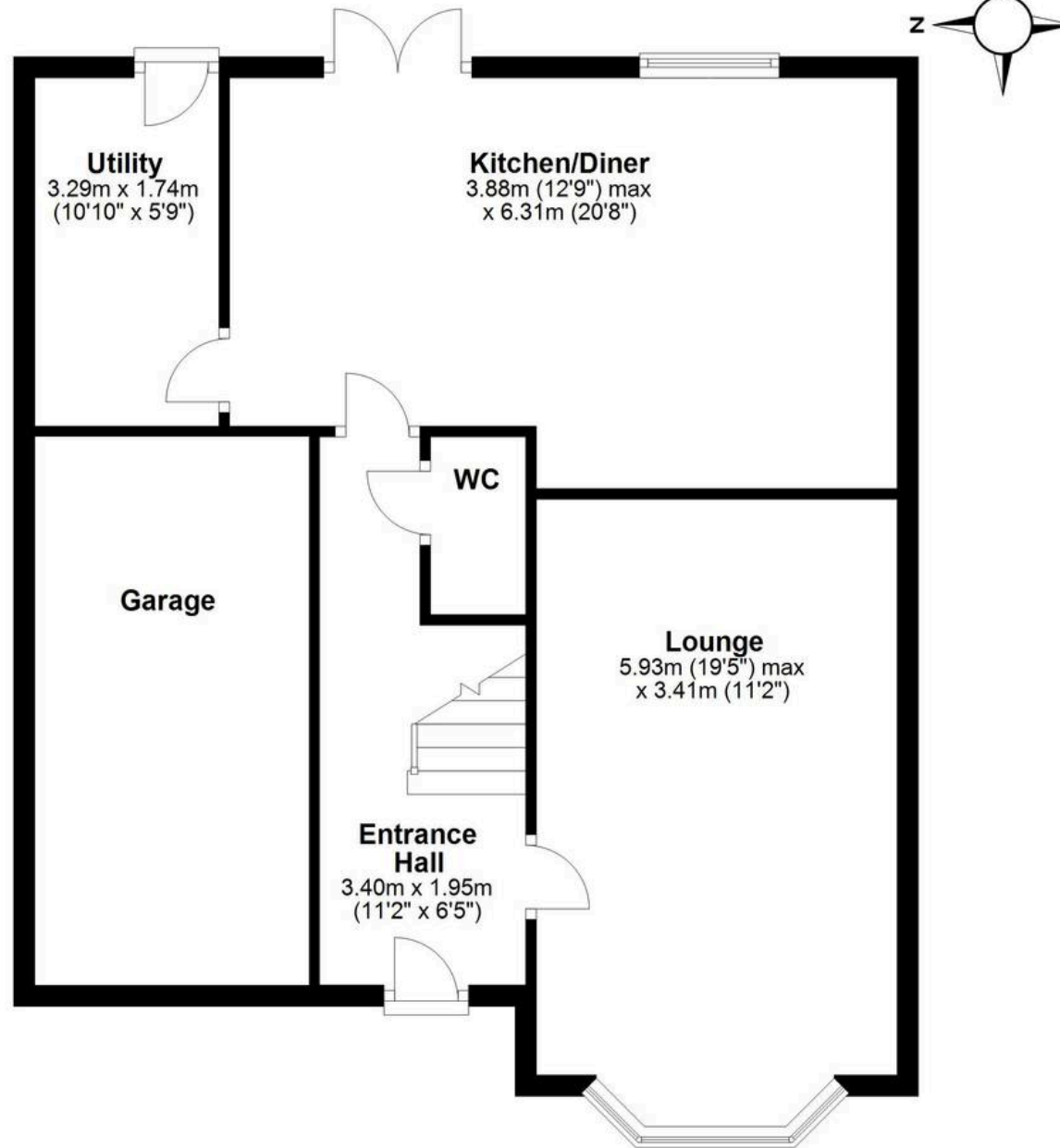






## Ground Floor

Approx. 73.0 sq. metres (786.3 sq. feet)



Total area: approx. 146.5 sq. metres (1577.4 sq. feet)

floor plan(s) by Northgate<sup>2</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





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