



Honeysuckle Close
Wynyard



Offers Over £550,000



3 Honeysuckle Close

Wynyard

This stunning 5-bedroom detached house built by Taylor Wimpey to their Frampton design, nestled in the sought-after Wynyard Manor, offers the epitome of luxury living and convenient connectivity. Boasting over 2000 sq ft of meticulously designed accommodation, this family home is a true gem awaiting its new owners. Upon entering, you are greeted by a spacious entrance hall leading to a ground floor WC, a cosy lounge, and a modern kitchen/diner featuring integrated appliances. A utility room and an additional living room/family room, as well as a study/home office, provide plentiful space for various lifestyles. Upstairs, a generously proportioned landing leads to a family bathroom and five bedrooms, two of which enjoy the luxury of en-suite shower rooms. Outside, the property benefits from a large driveway and a detached double garage, ensuring ample parking options for residents and guests alike.

The exterior of this property does not disappoint, offering a seamless blend of functionality and aesthetics. Step outside to discover the expansive outdoor space, perfect for al fresco dining, entertaining, or simply unwinding amidst the tranquillity of the surroundings. The garden provides a delightful backdrop for outdoor activities and relaxation, while the ample driveway and detached double garage cater to your parking needs with ease. Whether you seek a private sanctuary to soak up the sun or a charming setting to host gatherings with loved ones, the outdoor space of this property truly complements the luxurious living experience offered indoors. Embrace the opportunity to make this meticulously crafted residence your own.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Entrance Hall

14' 7" x 16' 6" (4.45m x 5.04m)

Lounge

16' 11" x 17' 2" (5.15m x 5.23m)

Kitchen/Diner

14' 5" x 20' 9" (4.39m x 6.32m)

Utility

Ground Floor Wc

6' 10" x 3' 4" (2.08m x 1.02m)

Living Room

11' 6" x 15' 5" (3.50m x 4.70m)

Study

8' 6" x 9' 9" (2.58m x 2.98m)

Family Bathroom

8' 11" x 8' 2" (2.73m x 2.50m)

Bedroom One

14' 4" x 12' 1" (4.37m x 3.69m)

En-Suite

7' 3" x 4' 11" (2.21m x 1.49m)

Bedroom Two

13' 4" x 15' 5" (4.06m x 4.70m)

En-Suite

5' 5" x 7' 0" (1.65m x 2.14m)

Bedroom Three

9' 10" x 15' 3" (3.00m x 4.64m)

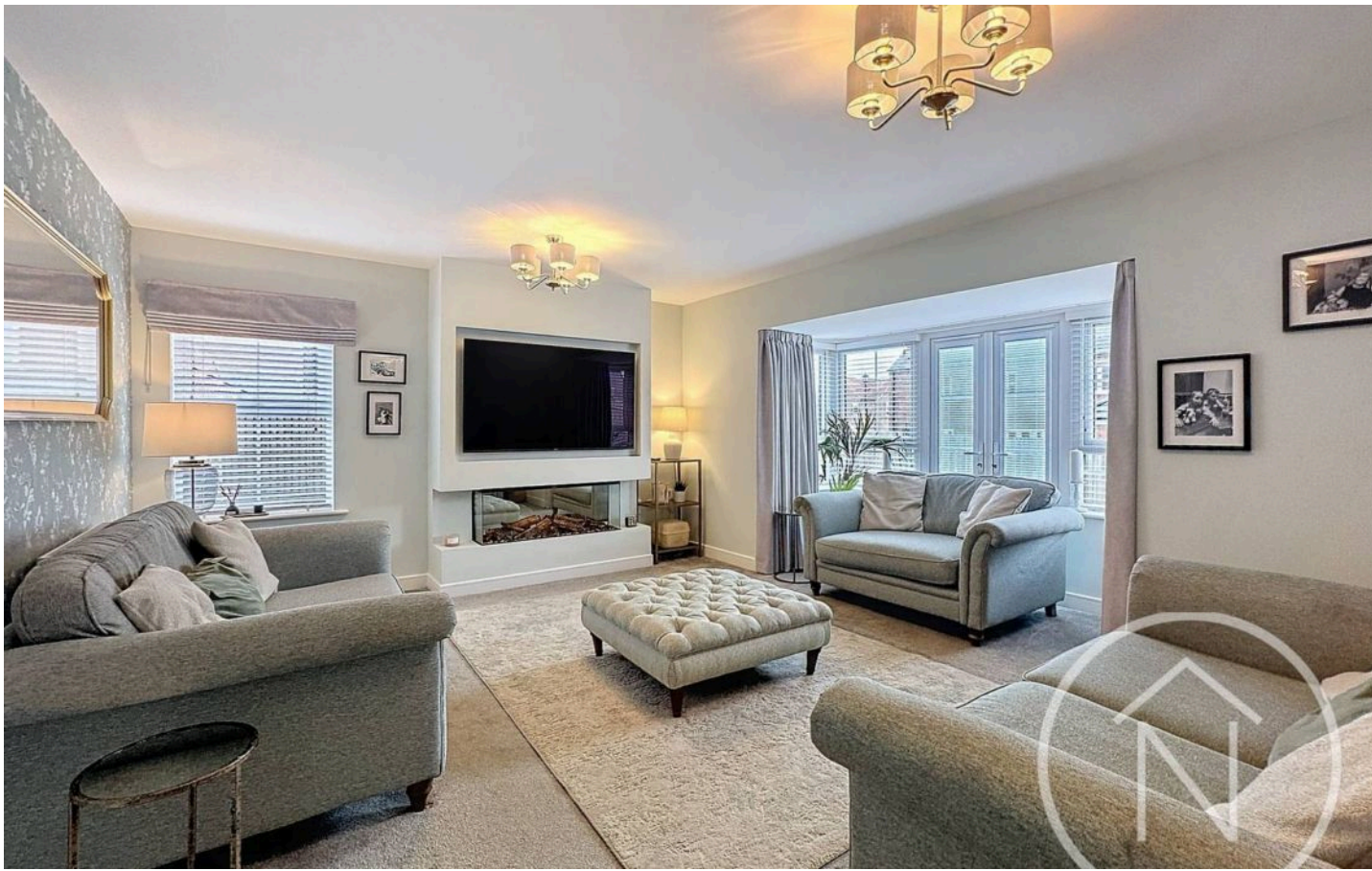
Bedroom Four

12' 0" x 11' 6" (3.66m x 3.51m)

Bedroom Five

9' 0" x 8' 10" (2.74m x 2.70m)





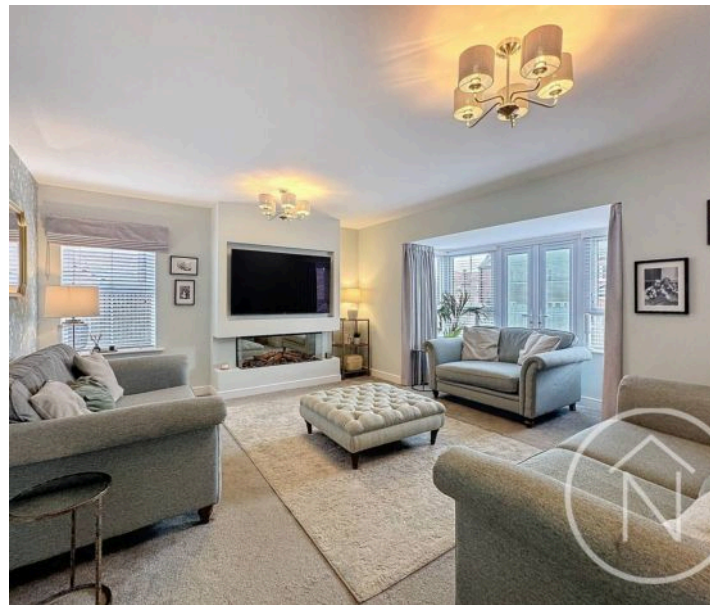
GARDEN

GARAGE

Double Garage

DRIVEWAY

4 Parking Spaces











Ground Floor

Approx. 101.8 sq. metres (1095.6 sq. feet)

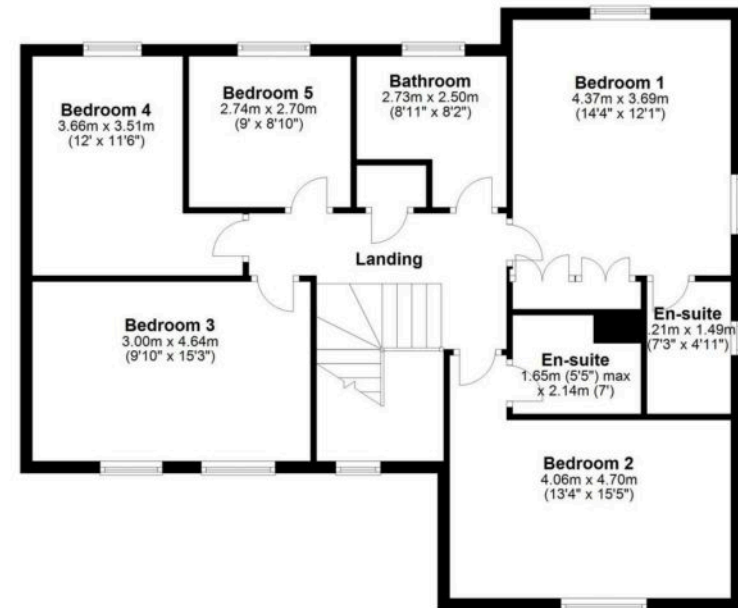


Total area: approx. 194.4 sq. metres (2092.8 sq. feet)

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

First Floor

Approx. 92.6 sq. metres (997.2 sq. feet)





Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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 the property.