



5 bed detached house to buy in

Breydon Close, Wynyard, Billingham,
Durham, TS22 5UH

£350,000

 x 5  x 2  x 1

Tenure

Freehold

Property features

- ✓ NO ONWARD CHAIN
- ✓ EPC Rating A

Driveway & Garage parking

Key Information

- ✓ Council Tax: **Band F**
- ✓ EPC Rating: **A**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
norton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Occupying an enviable position overlooking an attractive open green within the prestigious Wynyard development, this five-bedroom detached family home combines generous proportions with contemporary styling to create a home perfectly suited to modern family living. Presented in well presented condition and benefiting from over six years remaining on the builder's warranty, it offers peace of mind for its next owners.

A welcoming entrance hall sets the tone for the accommodation, with a well appointed lounge and a separate study positioned to the front of the property, providing versatile spaces for relaxing or working from home. A convenient guest W/C leads through to the heart of the home, an impressive open-plan kitchen, dining and family room extending across the full width of the property. Bathed in natural light from large windows and two sets of French doors opening onto the rear garden, this superb living space has been designed with both everyday family life and entertaining in mind. A practical utility room completes the thoughtfully planned ground floor.

The first floor continues to impress with five generously proportioned bedrooms, providing ample space for growing families. Two bedrooms benefit from fitted wardrobes, while the impressive principal suite enjoys its own luxurious en-suite bathroom. A contemporary family bathroom, complete with both a panelled bath and separate shower enclosure, serves the remaining bedrooms.

Well presented throughout and occupying one of the region's most sought-after residential locations, this home offers an exceptional lifestyle within easy reach of Wynyard's woodland walks, golf course, local amenities and excellent transport links. Early viewing is highly recommended to fully appreciate the quality, space and enviable setting this family home has to offer. Call our Norton Team to arrange your viewing.

Council Tax Band: F

Tenure: Freehold

Price: £350,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	100	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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