



4 bed detached house to buy in

Sheepdene, Wynyard, Billingham,
Durham, TS22 5RZ

£700,000

 x 4  x 3  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ SUBSTANTIAL RESIDENCE
- ✓ DUAL-ASPECT LIVING ROOM
- ✓ FAMILY ROOM & STUDY
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Impressive Family Home with Extensive Living Space

Positioned within a well-regarded residential development, this substantial detached home offers the kind of space and flexibility that makes family life considerably easier. With a generous frontage, extensive driveway parking and a detached double garage, it makes an impressive first impression, while inside there is an abundance of accommodation to adapt around the needs of a modern family.

The main living room is bright and spacious, benefiting from a dual-aspect outlook that brings plenty of natural light into the room. A separate family room provides an additional reception area, ideal as a relaxed snug, children's playroom or second sitting room.

At the heart of the home, the kitchen combines a good range of fitted units with extensive work surfaces and a central island, creating a practical and sociable space for everyday life. The accommodation flows naturally through to a conservatory and sun room, both enjoying views across the rear garden and offering further options for dining, relaxing or entertaining. A utility room takes care of the practicalities, while a further reception room provides an ideal home office or study.

Upstairs, four well-proportioned bedrooms provide plenty of space for a growing household. The principal bedroom benefits from a dedicated dressing area and en-suite shower room, while bedroom two also enjoys en-suite facilities. The remaining bedrooms are served by the family bathroom.

Outside, the private rear garden offers a good balance of lawn and patio, providing plenty of room for outdoor dining, children's activities or simply enjoying some time outside. The substantial frontage and driveway provide excellent parking provision, with the detached double garage adding further storage and flexibility.

The location further complements the property, with local amenities, schools, leisure facilities and transport links all within convenient reach. Nearby road networks also provide straightforward connections to surrounding towns and major employment areas.

With its generous proportions, multiple reception spaces, four bedrooms and excellent parking, this is a home designed to accommodate the changing demands of family life and offers considerable flexibility for the years ahead.

Early viewing is highly recommended. Contact Pattinson's local team today to arrange your appointment.

Council Tax Band: G

Tenure: Freehold

Price: £700,000

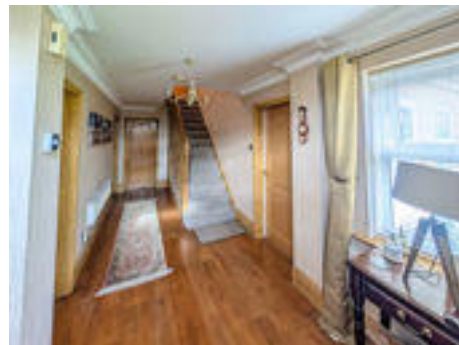
Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Accommodation

Entrance hall



Living Room

7.00m x 4.10m (22'11" x 13'5")



Study

3.40m x 3.20m (11'1" x 10'5")



Kitchen

5.40m x 4.10m (17'8" x 13'5")



Conservatory

4.10m x 3.40m (13'5" x 11'1")



Sun Room

3.50m x 2.70m (11'5" x 8'10")



Family Room

4.00m x 3.50m (13'1" x 11'5")



Bedroom 1

5.00m x 4.10m (16'4" x 13'5")



Ensuite

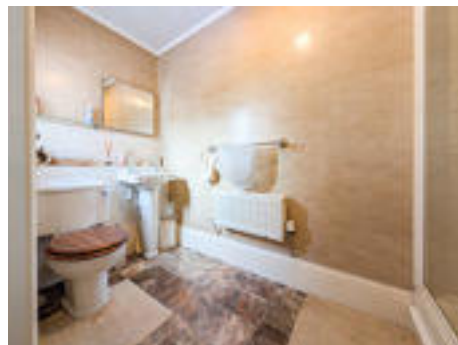


Bedroom 2

5.40m x 3.90m (17'8" x 12'9")



Ensuite 2



Bedroom 3

5.40m x 3.00m (17'8" x 9'10")



Bedroom 4

3.20m x 2.80m (10'5" x 9'2")

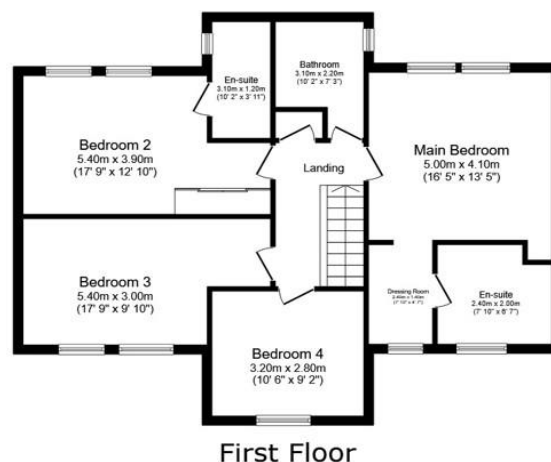


Bathroom



Rear Garden





Total floor area: 184.6 sq.m. (1,987 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	75	
(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

Sheepdene, Wynyard, Billingham, Durham, TS22 5RZ

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

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