



**4 bed detached house to buy in**  
Chester Burn Road, Wynyard, Billingham,  
Durham, TS22 5UF

**£280,000**

**4** x 4 **2** x 2 **2** x 2

Tenure  
**Freehold**

Driveway & Garage parking

**Property features**

- ✓ EPC RATING B
- ✓ FANTASTIC LOCATION
- ✓ OPEN PLAN TO THE REAR
- ✓ MASTER BEDROOM WITH ENSUITE
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

In a fantastic position within this exclusive development this detached residence is approached by a block driveway which will accommodate three cars. The accommodation will be highly suited to the growing family and this includes: An entrance hall, a lounge which is open plan into the dining area with French door to the rear and flowing into the fitted kitchen. There is the convenience of a utility room with access to the rear and into the cloak room / w.c. The first floor offers a landing and the Master Bedroom has a built in storage and is served by an ensuite shower room. The family bathroom is equipped with a modern white suite and the remaining three bedrooms are of a generous size. To the rear there is a garden in a leafy setting and offering a good degree of privacy.

Council Tax Band: E

Tenure: Freehold

Price: £280,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

# Accommodation

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## Ground floor

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### Living Room

4.82m x 3.37m (15'9" x 11'0")



### Dining Room

5.22m x 3.11m (17'1" x 10'2")



### Kitchen



### Cloak room



## Bedroom 1

4.42m x 3.17m (14'6" x 10'4")



## En suite



## Bedroom 2

3.77m x 2.83m (12'4" x 9'3")



## Bedroom 3

2.88m x 2.83m (9'5" x 9'3")



## Bedroom 4

2.88m x 2.21m (9'5" x 7'3")



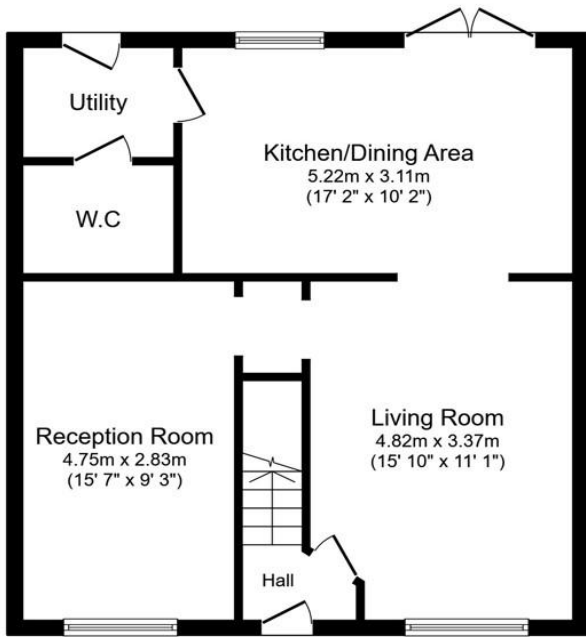
## Bathroom



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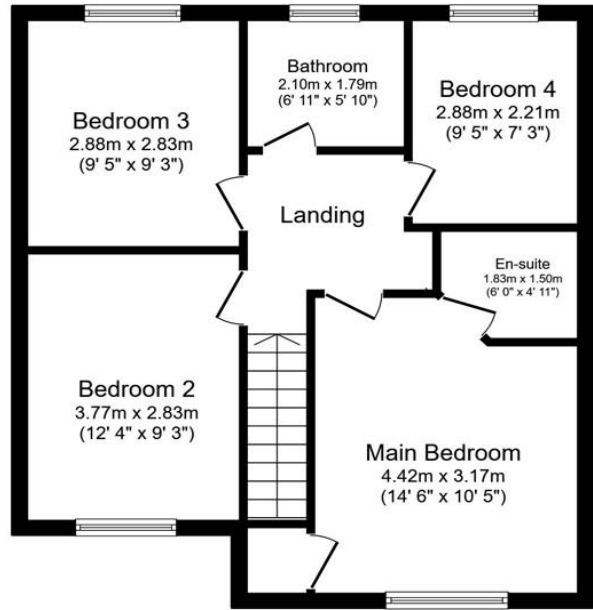
## Rear garden





### Ground Floor

Floor area 59.5 m<sup>2</sup> (640 sq.ft.)



### First Floor

Floor area 56.4 m<sup>2</sup> (607 sq.ft.)

**TOTAL: 115.9 m<sup>2</sup> (1,247 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Chester Burn Road, Wynyard, Billingham, Durham, TS22 5UF

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