



**6 Drayton Gardens**  
Wynyard, TS22 5FP

**£410,000**

**Energy Rating : B**



# 6 Drayton Gardens

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## Description

Have you been searching for your perfect home then have a look at what this absolutely stunning house has to offer! The current sellers have taken the absolute pinnacle of a new build bursting with modern comforts to new heights, going above & beyond with their efforts to upgrade the property. All in all a stunning modern build finished perfectly by the current sellers creating the most spectacular home bursting with the very highest of quality finishes and offering plenty out of the ordinary from a high quality home cinema room to the private rear garden. From the very first moment you arrive at this imposing and beautiful home you simply cannot fail to be impressed! The property benefits from dual zone controlled gas central heating and uPVC double glazing, elegantly comprising; prestigious reception hall, sitting room, Stunning heart of the home fitted kitchen/ breakfast area with utility room, downstairs cloaks/WC, open plan living/family room and quality home cinema room (converted from original garage space). To the first-floor; elegant master bedroom with quality fitted wardrobes and luxury en-suite shower room/WC. Well-sized second bedroom with en-suite shower room/WC, two further double bedrooms and luxury family bathroom/WC. Externally; attractive & extensive block paved driveway, integral double garage (reduced in size to accommodate cinema room) and beautiful gardens which afford complete privacy. Detached properties of this calibre in such a glorious location are few and far between on the open market, therefore viewing is strongly advised!

## Location

Wynyard, an area that needs little to no introduction known for being an intimate & exclusive residential development of individually designed premium homes which offer everything you can wish for from such a development whether it be the beautiful landscaped grounds or aesthetically pleasing homes. The development was designed to provide residents with a high level of comfort, privacy, and a sense of exclusivity within a carefully curated community making it perfect for families looking for a sophisticated living experience. Wynyard has its fair share of natural beauty being surrounded by even more of the same with the North Yorkshire moors national park & Cleveland hills only a short distance away. The business & commercial centre's of Teesside, Durham & Sunderland are all in comfortable driving distance.

## ACCOMMODATION:

### Prestigious Reception Hall

Giving the first impressions of the quality, size and scale this impressive home has to offer. Composite entrance door to the front with adjacent glazed surround, double radiator, distinctive 'Amtico' flooring, useful understairs storage cupboard and attractive spindle staircase to the first-floor. Opening to the kitchen and access to the snug.

### Snug / Sitting Room *9' 8" x 13' 2" (2.94m x 4.01m)*

A warm & cozy room that's the perfect place to kick back relax. Two uPVC double glazed windows to the front & double radiator.

### Stunning Heart of the Home Fitted Kitchen / Breakfast Area *16' 3" x 14' 4" (4.95m x 4.37m)*

Stunning & quality range of tall, wall and base units incorporating; drawers, laminate worktops, coordinating upstands and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer, built in electric oven with plate warming draw, microwave and separate hob with stainless steel cooker hood over. Distinctive 'Amtico' flooring and uPVC double glazed 'French' doors to the rear. Opening to the living/family room and access to the utility.

### Utility Room

Base storage unit with laminate worktop and coordinating upstands. Stainless steel inset sink with mixer tap, plumbing for a washing machine, distinctive 'Amtico' flooring, access to the downstairs cloaks/WC & home cinema room.

### Downstairs Cloaks/WC

(Could easily be further enhanced/optimised as a wet room) A modern white suite comprising; push-button WC, floating wash hand basin with mixer tap, single radiator, 'Amtico' flooring, tiled walls, downlights, uPVC double glazed window to the side.

### Home Cinema Room *11' 7" x 18' 4" (3.53m x 5.58m)*

Whether you're a film fanatic, or you just want extra space to get cosy and enjoy your favourite classics – this is the perfect room for it with a bespoke fitted media wall, feature lighting & downlights. Courtesy door giving access to the rear.

### Open Plan Living / Family Room *10' 7" x 16' 8" (3.22m x 5.08m)*

A light & airy room that offers the enviable combination of indoor & outdoor living with feature bi-fold doors. Distinctive 'Amtico' flooring and double radiator.

## FIRST - FLOOR:

### Landing Area

uPVC double glazed window to the front, useful storage cupboard housing the gas central heating boiler, independent access to all rooms and the loft space.

### Master Bedroom *10' 7" x 13' 3" (3.22m x 4.04m)*

An elegantly proportioned room with uPVC double glazed window to the front, double radiator, quality fitted wardrobes and access to the luxury en-suite shower room/WC.

### Luxury En-Suite Shower Room/WC

A modern white suite comprising; double shower cubicle with both handheld and rainfall shower attachments. Floating wash hand basin with mixer tap and drawer storage, push-button WC, practical hidden storage unit, chrome towel radiator, tiled walls and distinctive 'Amtico' flooring. Downlights, extractor unit and uPVC double glazed window to the front.

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## **Bedroom 2** 14' 8" x 12' 7" (4.47m x 3.83m)

Two uPVC double glazed windows to the front, single radiator and quality fitted wardrobes.

## **En-suite Shower Room/WC**

A modern white suite comprising; double shower cubicle with both handheld & rainfall shower attachments. Floating wash hand basin with mixer tap, push-button WC, chrome towel radiator, recessed storage, tiled walls, distinctive 'Amico' flooring, downlights, extractor unit and uPVC double glazed window to the side.

## **Bedroom 3** 14' 1" x 10' 1" (4.29m x 3.07m)

uPVC double glazed window to the rear and single radiator.

## **Bedroom 4** 12' 1" x 12' 8" (3.68m x 3.86m)

uPVC double glazed window to the rear and single radiator.

## **Luxury Family Bathroom/WC**

A modern white suite comprising; panel bath with handheld shower attachment, rainfall shower attachment and shower screen. Floating wash hand basin with mixer tap, push button WC, chrome towel radiator, tiled walls, distinctive 'Amico' flooring, downlights, extractor unit and uPVC double glazed window to the side.

## **EXTERNALLY:**

### **Driveway**

Attractive & extensive block paved driveway that leads to the double garage and offers plenty off-road parking.

### **Double Garage**

Reduced in size to approximately a 1/3 to accommodate the home cinema room but still offering practical storage space with up = over door to the front, power and light.

### **Garden**

The front is laid to an open mature lawn with attractive dwarf wrought iron fence. The rear is larger than average and enjoys complete privacy with the most beautiful of backdrops. Being beautifully landscaped and beginning with an extensive block paved patio before extending onto the mature lawn area. Further boasting; outside tap, security lighting and side service area with access gate. A beautifully tranquil and private space creating your own little haven of paradise.

### **Council Tax Band**

Council tax band:- F

### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

### **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

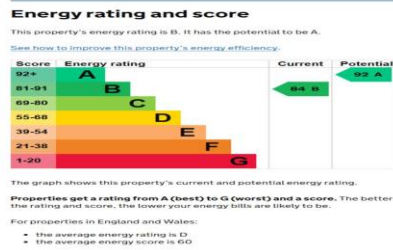
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## Viewing Arrangements

Tel: 01287 630733

Email: [teesside@selectiv.co.uk](mailto:teesside@selectiv.co.uk)

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.