



## 38 Marquess Avenue

Wynyard, Billingham, TS22 5WF

**£330,000**



43% SHARED OWNERSHIP.

Igomove are proud to present this exceptional four bedroom detached family home, perfectly positioned within the highly sought-after Wynyard development and offering spacious, versatile accommodation arranged across three impressive floors. Beautifully presented throughout, this contemporary residence delivers the perfect balance of stylish living space and practical family functionality.





**About the Property:**  
Upon entering, a welcoming hallway provides access to a convenient ground floor WC and staircase to the upper floors. To the front elevation, the spacious lounge offers a cosy yet elegant retreat, ideal for relaxing evenings, while to the rear the true heart of the home is revealed - A stunning open-plan kitchen/dining room measuring approximately 17'9" x 13'1", featuring modern fitted units, ample dining space and French doors opening onto the south facing rear garden.

The first floor hosts three well-proportioned bedrooms, all offering flexibility for growing families, guest accommodation or home office use. Bedrooms two and three are generous doubles, while bedroom four is ideal as a nursery, study or additional bedroom. A contemporary family bathroom serves this floor fitted with a four piece suite.

Occupying the entire second floor is an impressive master bedroom, creating a luxurious private haven. This superb space benefits from ample wardrobe space, excellent floor area, useful nook/dressing area and a modern en-suite shower room, offering privacy and comfort away from the remaining accommodation.

Externally, the property enjoys an enclosed south facing rear garden ideal for outdoor dining and family use, together with driveway parking and a detached garage providing additional storage.

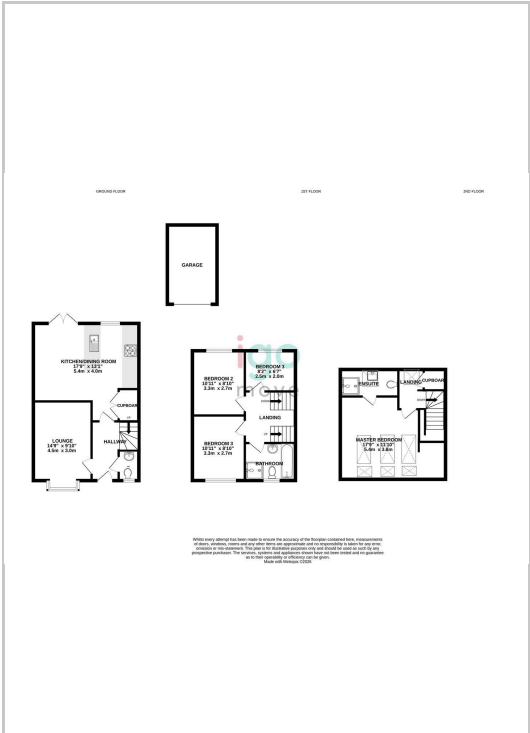
**Location:**  
The location itself needs little to no introduction due to its honourable reputation, possessing one of the North East's most exclusive addresses as well as its range of amenities at its doorstep such as the Village Store, Salon, Gastro Pub, Glasshouse Café & Restaurant, Dentist, Pharmacy and of course the reputable Wynyard Hall & Spa in addition to enjoying fast connections to both A19 & A1. The location itself also benefits from highly regarded schools as well as a golf course set within the beautiful countryside setting, perfect for all the family and friends to enjoy. The development also benefits from 24/7 security with regular mobile patrols of the neighbourhood.

**Shared Ownership - A More Affordable Way To Buy Your Home:**  
Shared Ownership allows you to buy a share of a property and pay rent on the remaining share owned by a housing provider. This can make getting onto the property ladder more accessible with a smaller deposit and mortgage than buying outright. In many cases, you'll have the option to increase your ownership over time through a process called staircasing, potentially owning 100% in the future. Eligibility criteria apply, and monthly costs will include your mortgage, rent, and any service charges.

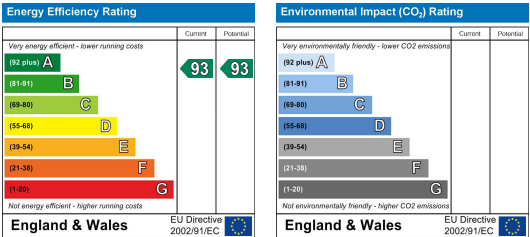
Area Map



Floor Plan



Energy Efficiency Graph



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