



## 30 Rose Garden Lane

Wynyard, Billingham, TS22 5WB

**Offers In Excess Of £290,000**



Located in one of the most desirable residential areas in the North East, Igomove are honoured to present this fantastic three bedroom detached property in Wynyard. Known for its captivating features and lush green landscapes, Wynyard offers you the perfect environment and luxurious lifestyle for a multitude of buyers. This beautiful home is perfect for modern family living with a versatile layout spread comprising of three bedrooms, two bathrooms, downstairs WC, lounge, stunning open plan kitchen/dining area and a highly attractive South/West facing rear garden.

### The Location:

The location of Wynyard 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, Wynyard Retail Park (open later this year) and of course the reputable Wynyard Hall featuring fine dining and a luxurious spa as well as Wynyard Golf Course set within the beautiful countryside, providing for prestigious country living. In addition to enjoying fast connections to both A19 & A1, with easy access to both Teesside & Newcastle International Airports. It also benefits from a highly regarded school only a short few minutes away. A new 4,500 sq ft Co-op convenience store as well as 8 other units will also open at Roseberry Place on the Wynyard Park estate, located on Hanard Drive.



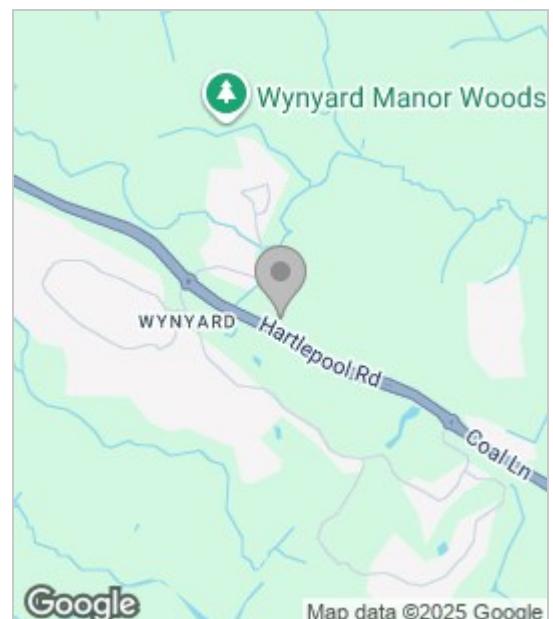
## About The Property:

A tandem driveway, of up to 2 cars and detached garage approaches this glamorous home. Set out over two storeys, the downstairs is spacious and conventional in its layout. As one walks in, you are met with a bright and lengthy hallway featuring the downstairs w/c to immediate left. To the front of the property is a generously sized lounge, the perfect place to restore and relax. Following down the hallway is the ultimate hub of the home, a pristine open plan kitchen/dining area complimented with overhead velux windows, bathing the space with natural light. The impressive dark blue kitchen - complimented with rose gold handles, benefits from a built in fridge freezer, dishwasher, convenient double oven as well as ample space for further cooking appliances. Here also lies a well placed, spacious cupboard for storage. The dining and living area is nothing short from a true gem as it features french doors which lead out to the spectacular south/west facing rear garden.

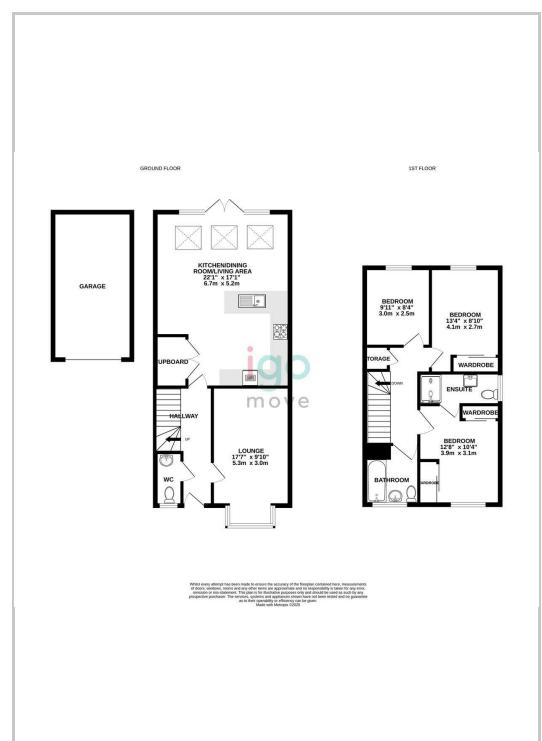
Ascending to the first floor, you find three well appointed and beautifully proportioned bedrooms. The master of which, to front aspect features two sets of fitted wardrobes and a gorgeous En-Suite shower room. Both bedrooms two and three are of a spacious nature with the second also benefitting from fitted wardrobes. The bathroom is beautifully styled comprising of a fitted bath, overhead shower, wash basin and WC. The landing also benefits from a cupboard for additional storage.

Make this magnificent home your own and book your viewing today. Igomove are open 7 days a week.

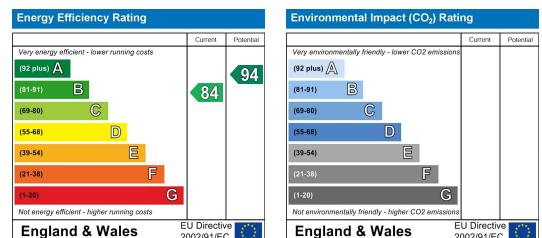
## Area Map



## Floor Plan



## Energy Efficiency Graph



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