



**Maynard Grove, Wynyard, TS22 5SP**  
**5 Bed - House - Detached**  
**Offers Over £650,000**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: G**



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# Maynard Grove Wynyard, Billingham, TS22 5SP

This exceptional family home, beautifully positioned on the original side of Wynyard, offers an impressive blend of space, style and versatility.

Thoughtfully designed and finished to a high modern standard throughout, the property provides three generous reception rooms, all adaptable to suit a variety of lifestyles. A superb home gym offers additional flexibility and could easily serve as a fifth bedroom if required.

The welcoming entrance hallway, featuring a central staircase, sets the tone for the rest of the home. To the front, there is a stylish lounge and a separate study, ideal for home working. At the heart of the property lies a stunning contemporary kitchen/diner — elegantly designed and perfectly suited for both everyday family living and entertaining. The open plan kitchen offers two further reception rooms, currently arranged as an entertainment room and a separate games room, with bi-folding doors opening seamlessly onto the rear garden.

Leading from the kitchen is a practical inner lobby providing access to the integral garage, utility room and cloakroom.

The first floor hosts a truly outstanding principal suite, complete with a dressing room and a luxurious en-suite bathroom. Bedroom two also benefits from its own en-suite facilities, while two further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the generous rear garden is ideal for families and entertaining alike, featuring a patio seating area and a dedicated sports space, perfect for children and outdoor activities.

Situated within a quiet cul-de-sac, the property enjoys close proximity to Wynyard Hall, Wynyard Golf Club, local schools and shops, with excellent transport links and easy access to the A1 for commuting.











#### **ENTRANCE HALLWAY**

Front entrance door, central staircase, storage cupboard, tiled flooring, spot lights, full length corner wall radiator.

#### **STUDY**

Access to garage, tiled flooring, double glazed window to front aspect, wall and base units, sink and drainer, partly tiled.

#### **LOUNGE**

Double glazed window to front aspect, tiled flooring, spot lights, full length wall radiator, radiator.

#### **RECEPTION ROOM OPEN PLAN KITCHEN**

Bi-fold doors to rear aspect, spot lights, tiled flooring, full length wall radiator.

#### **KITCHEN**

Open plan with snug area, stairs to loft room (gym), spot lights, ceiling speakers, tiled flooring, bi-fold doors to rear and side aspects, double oven, built-in microwave, coffee machine. full length radiator, 2 corner wall radiators.

#### **LOBBY**

Flooring, integral garage and open plan with utility room.

#### **UTILITY**

1 x front double glazed window, flooring, radiator, sink and drainer.

#### **CLOAKROOM/WC**

Tiled flooring, double glazed window to rear aspect, vanity wash hand basin, vanity WC.

#### **BEDROOM FIVE**

Currently used as a gym which is located off the kitchen. Two skylight windows to front aspect, spot lights, fixed staircase.

#### **LANDING**

Flooring, radiator, loft access, spot lights, storage.

#### **MASTER BEDROOM**

Double glazed window to rear aspect, flooring, storage, ceiling speakers, radiator, walk-in dressing room.

#### **EN SUITE**

Walk-in shower, free standing bath, vanity wash hand basin, vanity WC, heated towel rail, ceiling speakers, window to side aspect, two skylight windows to rear aspect.

#### **BEDROOM TWO**

Double glazed window to front aspect, radiator, flooring, access to en suite.

#### **EN SUITE**

Tiled flooring, walk-in shower, wash hand basin, WC, heated towel rail.

#### **BEDROOM THREE**

Double glazed window to front aspect, flooring, radiator, three skylight windows to rear aspect.

#### **BEDROOM FOUR**

Double glazed window to rear aspect, flooring, radiator.

#### **FAMILY BATHROOM**

Bath, wash hand basin, WC, tiled flooring, spot lights, partly tiled, ceiling speakers.

#### **EXTERNAL**

Double garage, electric vehicle charger and door access to rear garden.

Driveway.

Generous rear garden.







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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