



 SevenKeys

Bloomfield Drive, Wynyard, Billingham

£325,000

- Four Bedroom Detached House
- Executive Estate
- Large Driveway
- Enclosed Rear Garden
- Bi-fold External Doors
- Two Bedrooms with En-suite
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SEVEN KEYS welcome to the market this beautiful four bedroom detached property located in Wynyard Park.

Presented to a high standard throughout briefly comprising of hallway, open plan kitchen/dining, living room, utility room, downstairs wc, four bedrooms, two with en-suite facilities and a family bathroom. Well located with easy access to the town centre and a good range of amenities.

Book your viewing online today at [SevenKeys.co.uk](http://SevenKeys.co.uk).

#### **HALLWAY**

Light entrance hallway. With neutral décor and carpet throughout, with radiator and storage cupboard under the stairs. The loft is accessible from the upstairs landing and

provides further storage.

#### **KITCHEN**

26' 0" x 13' 5" (7.95m x 4.10m) Modern fitted kitchen with a range of wall and base units, extensive storage, gas hob with extractor, large sink and drainer with mixer tap, tiled flooring, radiator complete with integrated microwave, double oven and dishwasher. A great open space that easily accommodates a dining table and sofa with patio doors overlooking the garden.

#### **LIVING ROOM**

12' 0" x 16' 2" (3.66m x 4.93m) Good sized living room, appealingly decorated with a neutral colour scheme and carpet. Well lit with a good amount of natural light entered via the double glazed windows complete with a radiator.

#### **UTILITY ROOM**

5' 7" x 10' 2" (1.71m x 3.11m) Complete with a mixture of units providing a substantial amount of storage space as well as an integrated washing machine and separate dryer. Stainless steel sink and drainer with internal access into the garage.

#### **DOWNSTAIRS WC**

WC downstairs with toilet, wash basin and radiator.

#### **BEDROOM ONE**

10' 11" x 21' 2" (3.35m x 6.47m) Generous double bedroom with double glazed windows, radiator and fitted wardrobes. This bedroom benefits from a modern Ensuite complete with both a large rainfall shower head and a standard

shower head, heated towel rail, toilet and sink.

### **BEDROOM TWO**

12' 5" x 11' 8" (3.80m x 3.57m) A further double bedroom with Ensuite. Large shower with rainfall shower head, heated towel rail, toilet and sink.

### **BEDROOM THREE**

12' 9" x 11' 6" (3.89m x 3.52m) Generous double bedroom with double glazed windows and radiator.

### **BEDROOM FOUR**

6' 9" x 11' 6" (2.06m x 3.53m) Currently used as an office, a good sized single bedroom. With neutral décor, double glazed window and radiator.

### **BATHROOM**

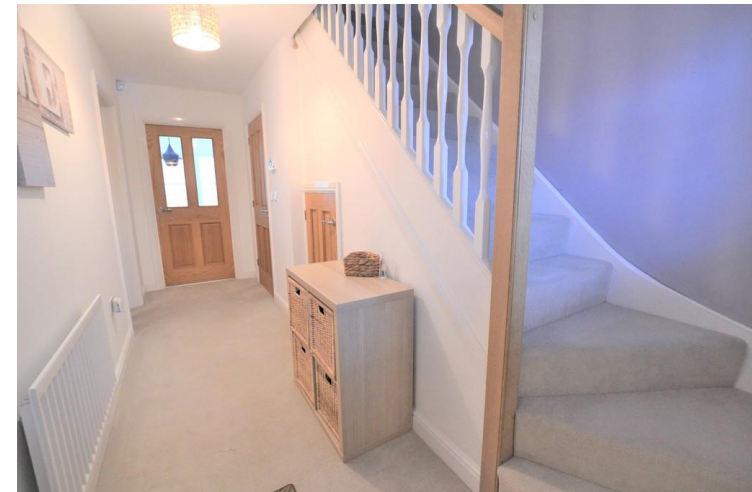
Modern suite with both a large shower unit complete with rainfall shower head and a separate bath. Vanity unit and wash basin, low level toilet, partially tiled walls and vinyl flooring. Light entered via frosted glass UPVC window.

### **GARAGE**

12' 0" x 18' 2" (3.67m x 5.55m) Spacious garage with up and over door, which can also be accessed internally via the utility room.

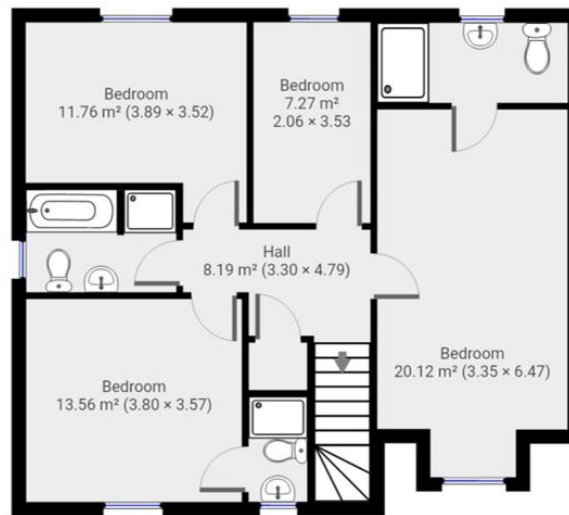
### **EXTERNALLY**

Externally the property benefits from paved parking to the front of the property that accommodates three vehicles. To the rear is an enclosed garden, with a paved area as well as a good amount of lawned space and a shed.









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### COUNCIL TAX BAND

Tax band

### TENURE

Freehold

### LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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