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7 BUTTERCUP AVENUE
WYN YARD | TS22 5GY

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NO ONWARD CHAIN

Nestled on the charming Buttercup Avenue in Wynyard, Billingham, this exquisite four-bedroom detached family home, designed by the esteemed Taylor Wimpey, embodies both elegance and functionality. The property showcases the popular Heydon design, offering a delightful double-fronted façade that is both inviting and impressive.

Upon entering, you are greeted by a central entrance hallway that seamlessly connects to the spacious reception rooms. The dual aspect lounge is a particular highlight, featuring a lovely bay window that bathes the room in natural light, while French doors open onto the rear patio and garden, creating a perfect flow for indoor-outdoor living. This space is ideal for both relaxation and entertaining.

The dining kitchen is a true culinary haven, equipped with a comprehensive range of modern units and a full suite of appliances. The dining area, also with French doors leading to the garden, provides a wonderful setting for family meals and gatherings. Additionally, a separate utility room enhances the practicality of this home, ensuring that everyday tasks are managed with ease.

To the first floor there are two double bedrooms with en-suite facilities whilst the remaining two are serviced by the family bathroom.

To the rear there is an enclosed garden predominantly laid to lawn with full width patio area. The double garage has partially been converted to create a studio/gym space to half.

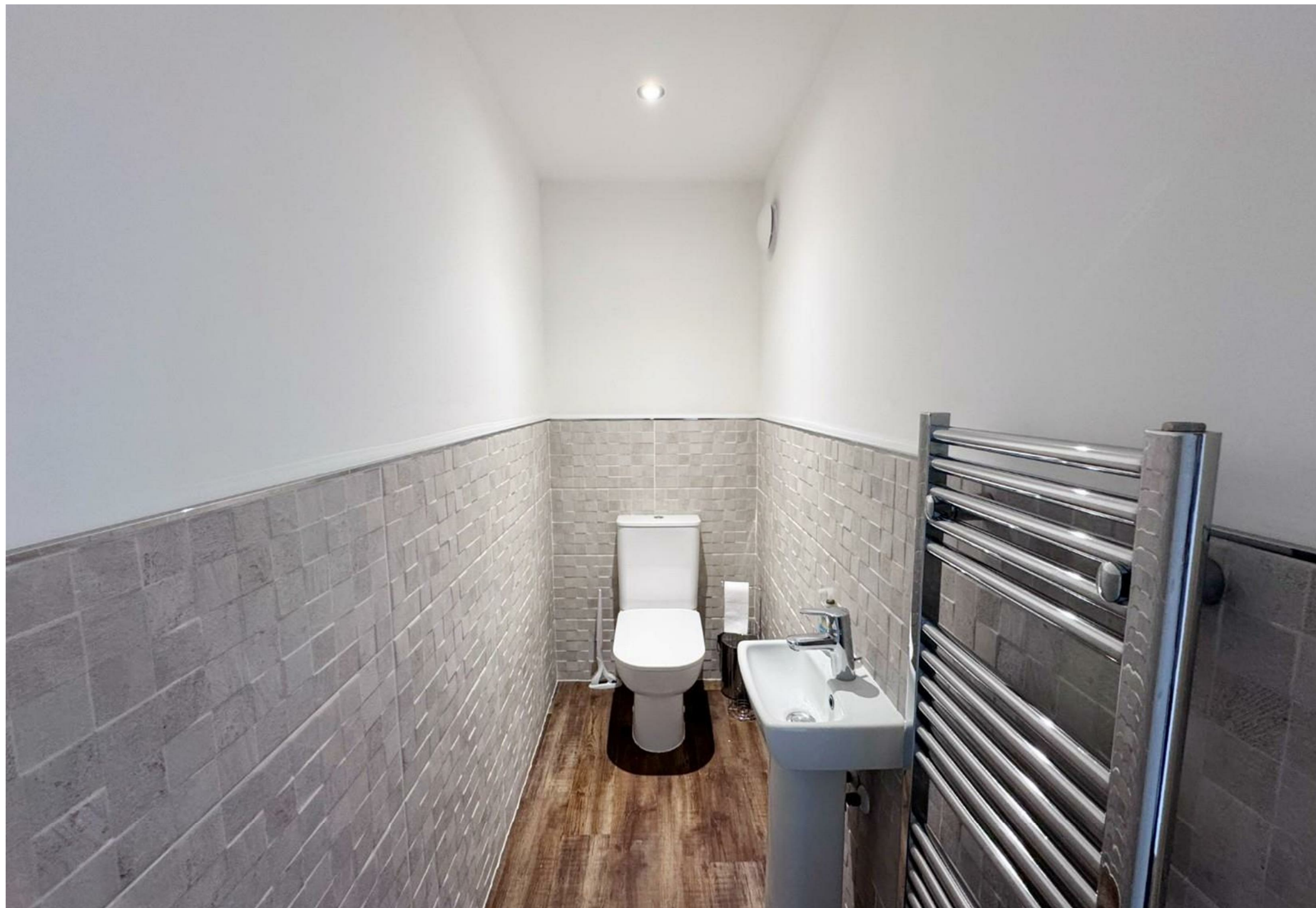


















REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

STUDY

LOUNGE

KITCHEN / DINING ROOM

UTILITY ROOM

FIRST FLOOR LANDING

MASTER BEDROOM

EN-SUITE BATHROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

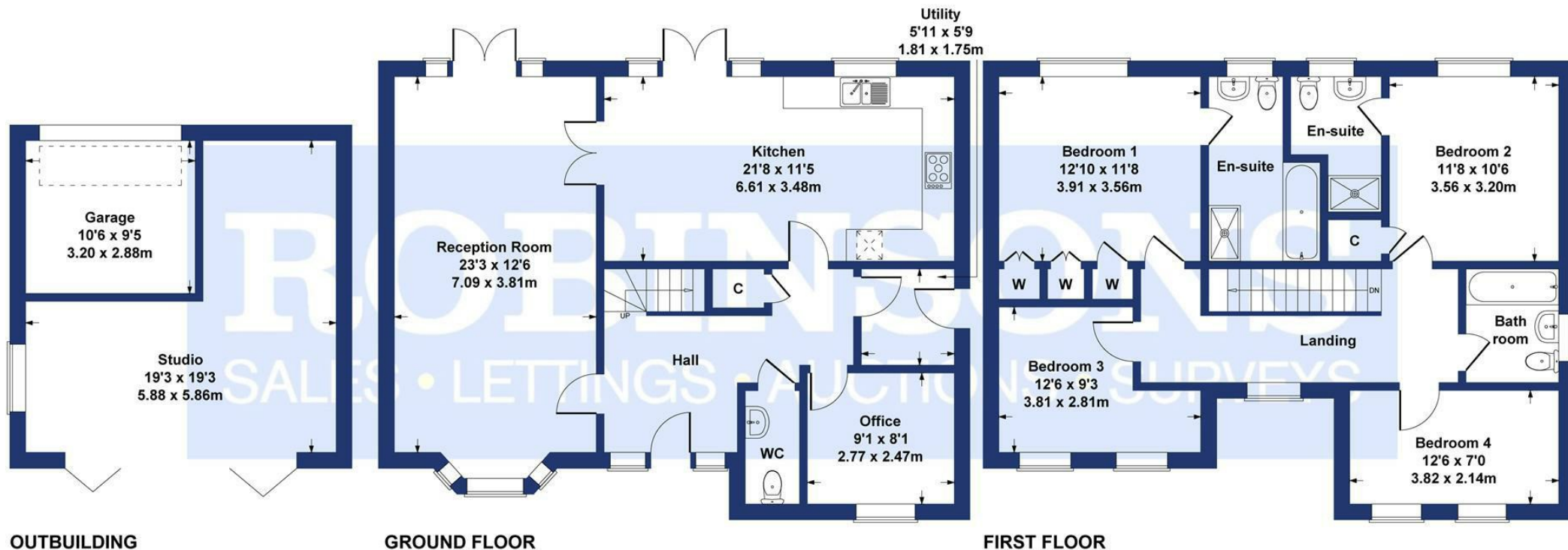
EXTERNALLY

DOUBLE GARAGE / WORK SPACE



7, Buttercup Avenue Wynyard, Billingham, TS22 5GY

Approximate Gross Internal Area
2034 sq ft - 189 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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