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45 GOLDCREST CRESCENT  
WYNYARD | TS22 5FT

# 45 GOLDCREST CRESCENT WYNYARD | TS22 5FT

Well positioned in the desirable Goldcrest Crescent of Wynyard, Billingham, this beautifully presented four-bedroom detached home is a true gem. Built by the renowned David Wilson, the 'Shenton' model boasts a stylish bay-fronted design that offers an abundance of flexible living space, perfect for modern family life.

Upon entering, you are greeted by a generous open-plan kitchen that seamlessly integrates dining and family areas. This inviting space is enhanced by bi-fold doors that lead directly to the landscaped garden, creating a perfect flow for entertaining or enjoying family time. The good-sized lounge is equally impressive, featuring a light and airy atmosphere with a charming walk-in bay window that invites natural light.

The first floor is home to the master bedroom, which is equipped with a range of sliding built-in wardrobes and a private en-suite shower room, providing a tranquil retreat. The second double bedroom also benefits from built-in wardrobes, while two additional well-proportioned bedrooms offer ample space for family or guests. A family shower room completes the upper level, ensuring convenience for all.

Externally, the property is equally appealing, featuring a double-width driveway that accommodates up to four vehicles, alongside a double detached garage for additional storage or parking. The rear garden is a delightful oasis, complete with two patio areas and established shrubbery, perfect for outdoor relaxation or entertaining.

This exceptional home combines modern living with stylish design in a sought-after location, making it an ideal choice for families seeking comfort and convenience. Don't miss the opportunity to make this stunning property your own.











#### LOCATION:-

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

#### AGENTS NOTES

- \* All main services
- \* Gas Fired Central heating via radiators
- \* Upvc Double glazing
- \* Under NHBC Warranty
- \* Freehold
- \* B85
- \* Council Tax Band E - STOCKTON

\* The property is subject to a community charge of £380.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### VIEWINGS:-

VIA:- Robinsons Wynyard

TEL:- 01740 645444

EMAIL:- [info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

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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