



2 ESHTON | WYNYARD WOODS | TS22 5DG

£495,000

COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

FINE & COUNTRY
Homes from Robinsons

2 Eshton, Wynyard Woods, TS22 5DG

Located within a quiet cul-de-sac, upon the prime residential development of Wynyard, we offer for sale this 'Wimpey' built four bedroom detached home. The 'Sonnet' design offers spacious and versatile accommodation set over two floors, which would suit the most demanding of family requirements. The current vendors have further enhanced the property from the original specification with the installation of a beautiful new family bathroom and an alteration to the master bedroom, incorporating formally the fifth bedroom, now providing a generously proportioned suite including separate dressing room and en-suite facilities. The remaining of the property is decorated to an extremely high standard with quality fixtures and fittings. Externally a lengthy drive with lawn to sides lead to a double detached garage, whilst to the rear a large walled garden offers a degree of privacy.

All amenities provided by the village complex including, convenience store, dentists, hairdressers and the public house/restaurant are within close proximity.

RECEPTION HALLWAY:

A spacious and inviting reception area with solid oak spindle stairs to first floor, 'Amtico' flooring, inset low voltage lighting, coved ceiling and walk-in cloaks cupboard.

CLOAKS/WC:

Pedestal wash hand basin, low level wc and 'Amtico' flooring.

LOUNGE:

17'4 x 16'9 5.28m x 5.11m

To the rear with French doors to walk in bay window. Modern 'Elgin & Hall' fire surround with living flame gas fire and inset lighting.

FAMILY ROOM:

12'3 x 11'3 3.73m x 3.43m

To the front with bow window and double doors to reception hall.

DINING ROOM:

11'9 x 11'3 3.58m x 3.43m

To the front with bow window and double doors to reception hall.

BREAKFASTING KITCHEN:

20'3 x 13'3 6.17m x 4.04m

Beautifully appointed with a comprehensive range of cream eye level and illuminated base and display units with black granite work surfaces, under shelf lighting, centre island, one and a half bowl sink unit, 'Rangemaster 110' cooking range with double extractor, integrated dishwasher, plumbing for 'American' style fridge/freezer, large larder cupboard, French doors to rear garden, low voltage inset lighting and 'Amtico' flooring.

UTILITY ROOM:

5'7 x 5'6 1.70m x 1.68m

Units and granite work surfaces complimenting kitchen, inset single bowl sink unit, plumbing for automatic washing machine, space for tumble dryer, wall mounted central heating boiler and 'Amtico' flooring.

FIRST FLOOR LANDING:

Galleried landing with oak spindle stair head and access to loft.

MASTER SUITE:

19'9 x 10'11 6.02m x 3.33m

To the rear with twin windows and wiring for plasma TV.

WALK-IN DRESSING ROOM:

Fully fitted with ample hanging, shelving and shoe racks.

ENSUITE:

Double tiled shower cubicle. Low level wc, pedestal wash hand basin, heated towel rail, inset lighting and 'Aqualoc' flooring.

GUEST BEDROOM:

11'7 x 10'1 3.53m x 3.07m

To the front.

ENSUITE:

Tiled shower cubicle, pedestal wash hand basin, low level wc, heated towel rail, extractor fan and 'Aqualoc' flooring.





BEDROOM 3:
12' x 11'6 3.66m x 3.50m
 To the front.

BEDROOM 4:
12'9 x 9'11 3.89m x 3.02m
 To the rear.

FAMILY BATHROOM:

Comprehensively fitted with a contemporary suite comprising of a free standing bath, double shower cubicle with square fixed shower head, pedestal wash hand basin with glass/chrome waterfall tap, low level wc, heated towel rail, attractive tiling to walls and flooring, low voltage inset lighting.

EXTERNALLY:

The property occupies a pleasant corner plot with ample hardstand parking/drive to the front leading to a double detached garage. To the rear the property is the only one in this quiet cul-de-sac to have the privacy of a walled garden. The garden is predominantly laid to lawn with flower beds, patio and pleasant paved water feature.

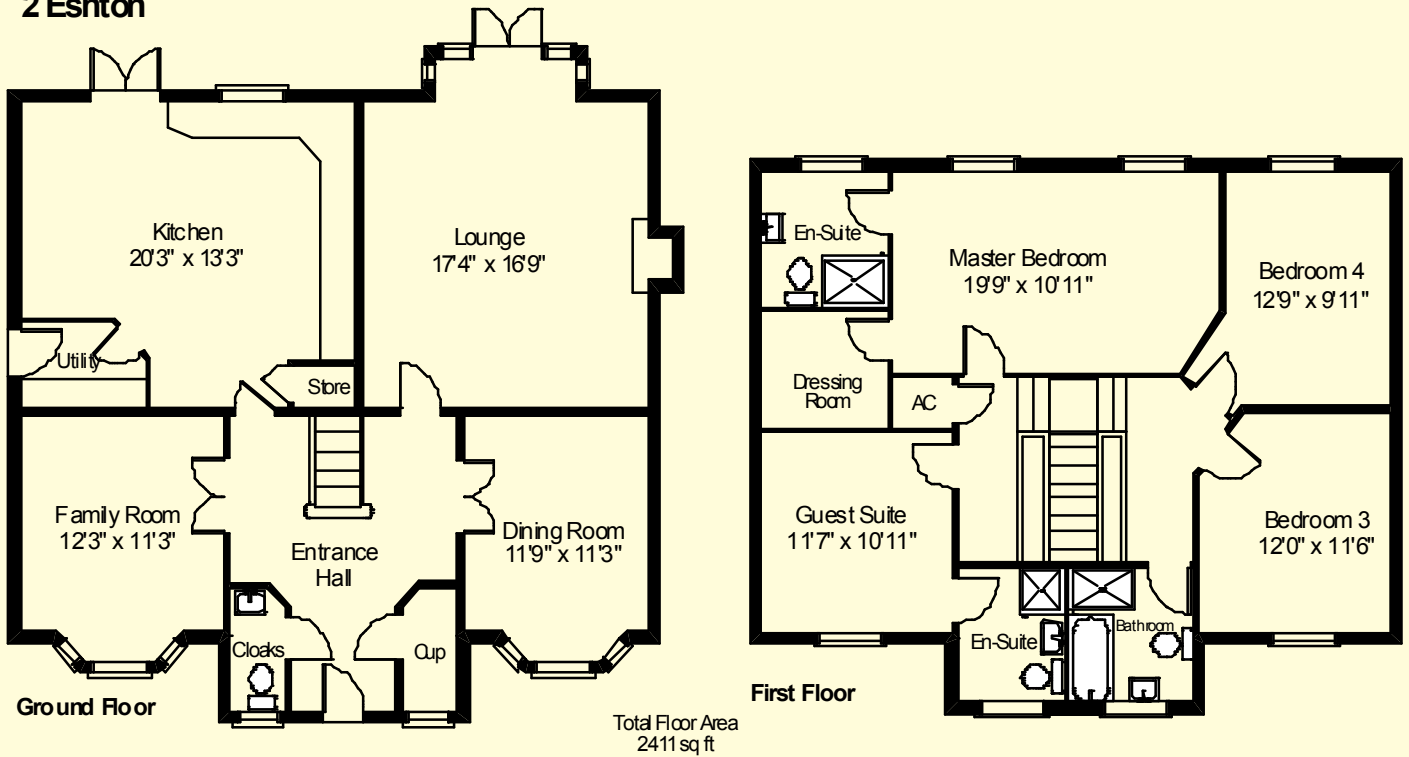
NOTE:

- Fully double glazed
- Gas fired central heating via radiators throughout
- Fully alarmed
- TV & BT sockets, switches are plentiful throughout
- Security lighting and external video camera installed
- External water taps to garage and rear of the property

VIEWING:

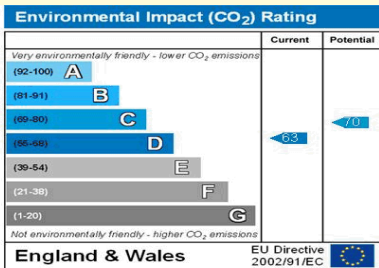
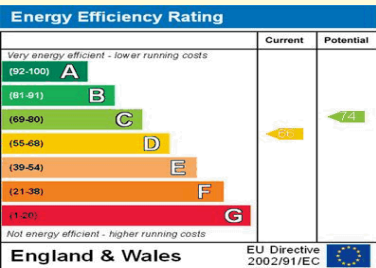
Via Wynyard Fine and Country.
 Tel: 01740 645 444

2 Eshton



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls doors windows fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor Potter Plans

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Durham City Regional Office
 19a Old Elvet
 Durham City
 DH1 3HL

Wynyard Office
 The Wynd
 Wynyard
 TS22 5QQ

Darlington Office
 7a Duke Street
 Darlington
 DL3 7RX

Tel: 0191 384 2277

Tel: 01740 645 444

Tel: 01325 488 619

Email: info@durhamfineandcountry.co.uk

Email: info@durhamfineandcountry

Email: info@darlingtonfineandcountry.co.uk

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