



Harebell Close, Wynyard - TS22 5UR



Guide Price £325,000



Harebell Close

Wynyard

Offers Invited Between £325,000 and £350,000

Introducing this stunning property offering contemporary living within Taylor Wimpey's prestigious Wynyard Manor development. This exceptional family home has been constructed to the highest standard by Taylor Wimpey, showcasing 'The Eynsham' design. Boasting a thoughtful layout, the accommodation comprises an inviting entrance hall, ground floor WC, a spacious lounge, and a garage converted into a versatile space currently utilised as a home office, ideal for remote working, or easily adaptable into an additional reception room or playroom. The heart of the home is the open plan kitchen/dining/living area, creating a perfect hub for family gatherings and entertaining. Moving upstairs, a well-appointed landing leads to the family bathroom and four bedrooms, two of which benefit from en-suite facilities.

Step outside to discover the spacious garden at the rear. Additionally, this impressive property comes with the convenience of a double drive and EV charging point, ensuring all parking needs are met effortlessly. Benefit from the property's energy-efficient features, including UPVC double glazing and gas central heating, which contribute to the overall Energy Efficiency Rating of B. Perfectly combining style, comfort, and practicality, this residence offers a modern lifestyle in a sought-after location, providing the perfect canvas for discerning buyers seeking a sophisticated family home.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

Council Tax band: TBD

EPC Energy Efficiency Rating: B



Entrance Hall

16' 2" x 6' 6" (4.93m x 1.97m)

Lounge

18' 3" x 10' 10" (5.55m x 3.31m)

Reception Room

15' 11" x 8' 2" (4.85m x 2.50m)

Wc

Kitchen/Diner

9' 9" x 26' 8" (2.98m x 8.13m)

Landing

Family Bathroom

6' 2" x 7' 6" (1.89m x 2.28m)

Bedroom One

15' 0" x 12' 8" (4.57m x 3.85m)

En-Suite

6' 0" x 6' 9" (1.84m x 2.07m)

Bedroom Two

13' 0" x 13' 9" (3.95m x 4.18m)

En-Suite Two

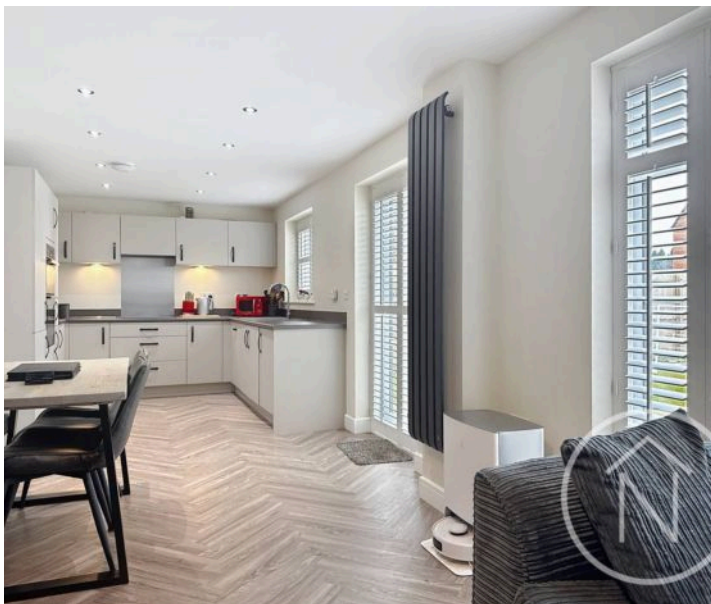
6' 0" x 8' 5" (1.84m x 2.56m)

Bedroom Three

10' 2" x 8' 6" (3.11m x 2.58m)

Bedroom Four

8' 10" x 10' 2" (2.70m x 3.11m)





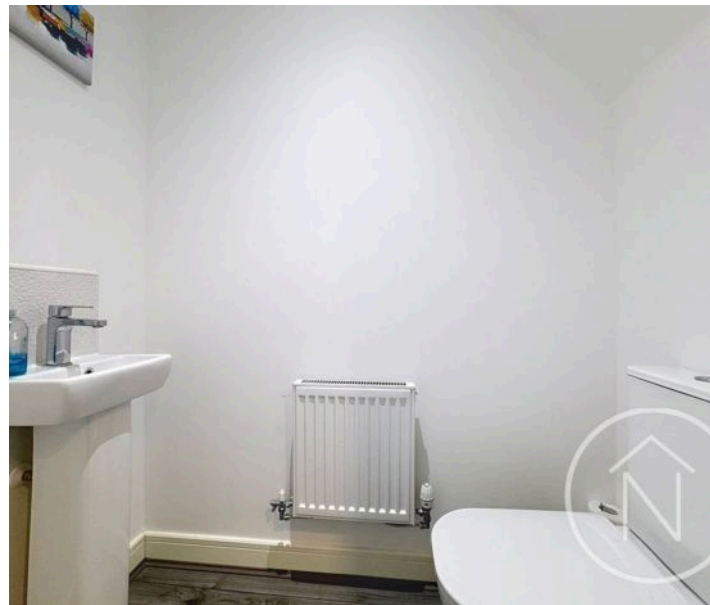
GARDEN

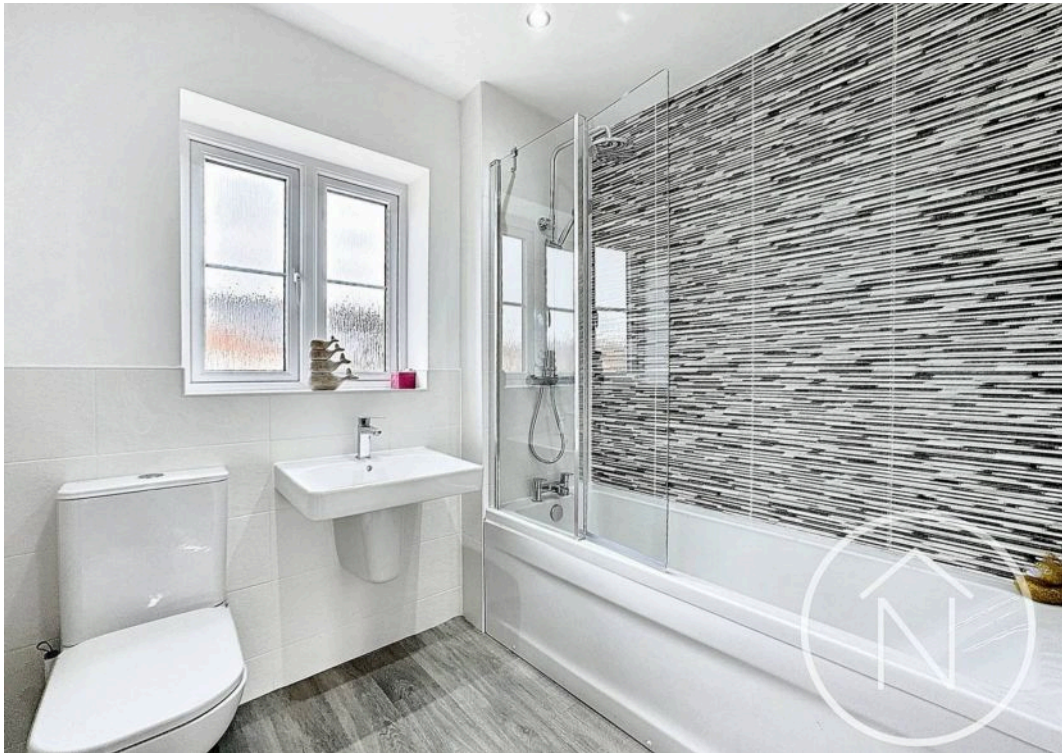
EV CHARGING

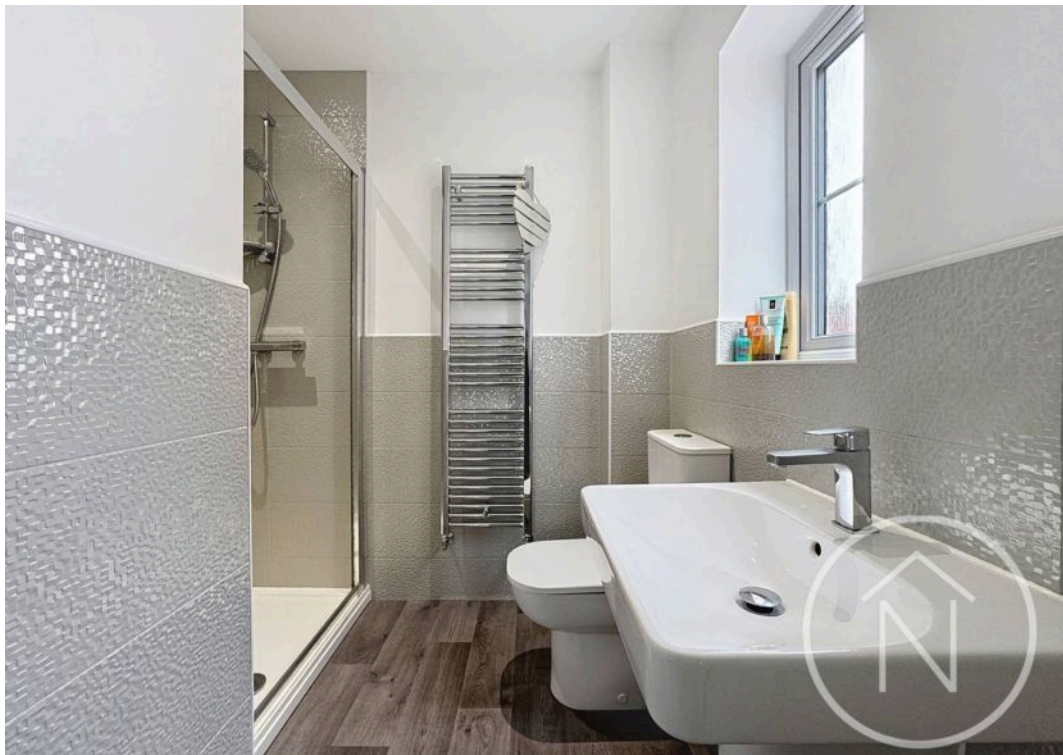
1 Parking Space

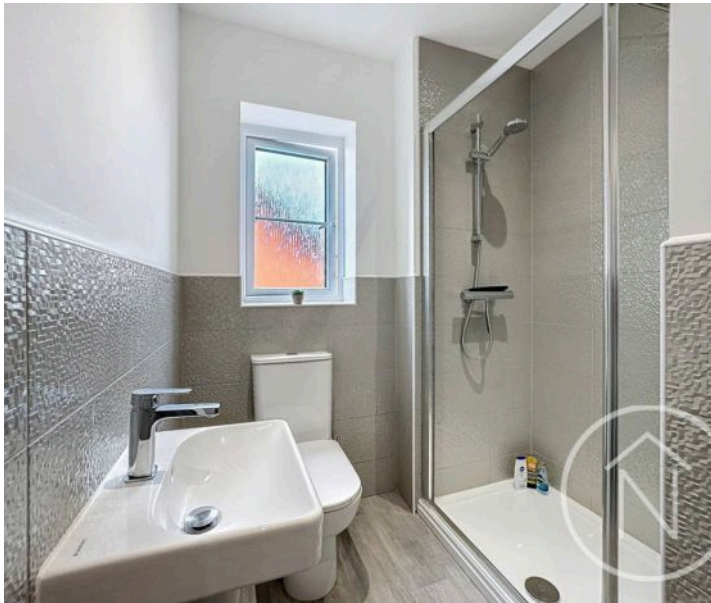
DRIVEWAY

2 Parking Spaces



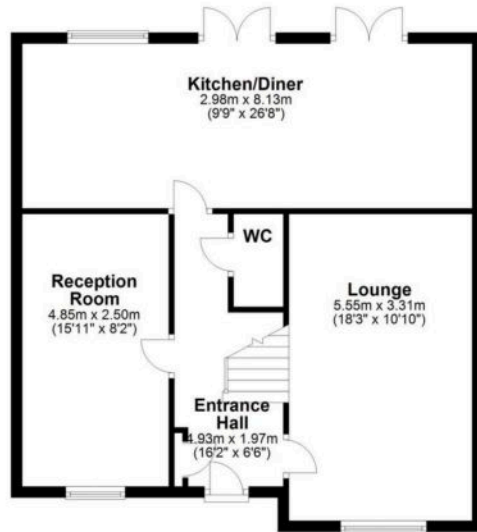






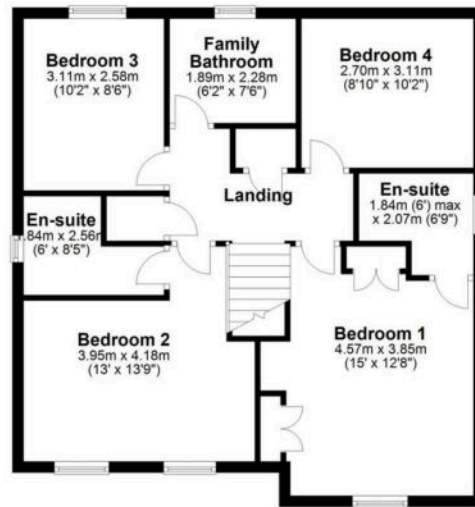
Ground Floor

Approx. 66.2 sq. metres (712.9 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.3 sq. feet)



Total area: approx. 133.5 sq. metres (1437.3 sq. feet)

floor plan(s) by Northgate! for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



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