



Autumn Grove, TS22 5UX
3 Bed - House - Detached
£310,000

Council Tax Band: E
EPC Rating: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Autumn Grove, TS22 5UX

SMITH & FRIENDS are delighted to introduce this beautifully appointed three-bedroom detached home, perfectly situated in the prestigious Autumn Grove development in Wynyard.

Set within one of the North East's most sought-after postcodes, this exceptional residence offers a rare opportunity to enjoy refined living in an area renowned for its exclusivity, elegance, and community spirit. Autumn Grove is surrounded by a host of high-end amenities, including the charming Village Store, a stylish salon, the acclaimed Glasshouse Café & Restaurant, a welcoming gastro pub, dental and pharmacy services, and the iconic Wynyard Hall & Spa — all within easy reach.

Commuters will appreciate excellent transport links via the A19 and A1, while families will value access to outstanding local schools. The surrounding countryside, complete with a championship golf course, provides a picturesque and peaceful setting ideal for both relaxation and recreation. For added peace of mind, the development offers 24-hour security with routine mobile patrols throughout the neighbourhood.

Inside, the property combines modern design with practical living. The spacious layout includes a bright and airy lounge, a contemporary open-plan kitchen/dining area, a separate utility room, and a convenient ground floor W/C. Upstairs, you'll find three generously sized bedrooms and two well-appointed bathrooms, including an en-suite to the master. The property also benefits from being a corner plot and sits at the end of the cul-de-sac.

Lounge

Carpet flooring, 1 x front entrance door, 1 x side and 1 x front double glazed window. 2 x radiators

Kitchen/Diner

Rear double glazed doors, tiled flooring, 1 x radiator, built in oven and grill.

Utility

Tiled flooring, wall/base units and 1 x rear access door.

Cloakroom

W/c, wash hand basin, heated towel rail and 1 x side double glazed window.

Landing

Carpet flooring, 1 x radiator and loft access.

Bedroom

2 x front double glazed windows, 1 x radiator, fitted robes and access to the ensuite.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bedroom

Carpet flooring, 1 x radiator and 1 x front double glazed window.

Bathroom

1 x front double glazed window, bath, storage cupboard, tiled flooring, wash hand basin, w/c and heated towel rail.

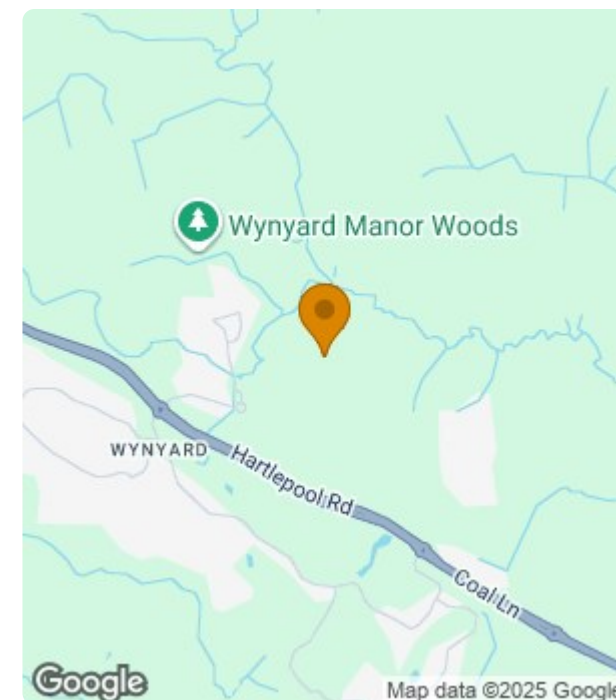
External

Gardens front and back, laid to lawn. Garage with power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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