

CLARKE | MUNRO

ESTATE AGENTS

8 Black Spruce Close, Wynyard, TS22 5TN



Price: £599,995 **NEW**
PRICE



01642 **361 111**
visit clarkemunro.com for details

8 Black Spruce Close, Wynyard, TS22 5TN



Key Features:

- Incredible Four Bedroom Family Home
- Sitting in a Sought After Cul De Sac Location
- Large open plan Kitchen/Diner with Fabulous Modern Units & Built-In Appliances
- Four Double Bedrooms each with Built In Wardrobes
- Ensuite to the Master Bedroom
- Four Piece Family Bathroom

Property Description:

Clarke Munro are delighted to offer for sale this incredible family home sitting in a pleasant cul de sac within the highly desirable and much coveted location of Wynyard Woods, Wynyard Village. Built by Dere Street Homes to 'The Forrester' design, This beautiful home is immaculate throughout, boasting amazing high ceilings and neutral decor and several upgrades within the property to give it the perfect finish. Additions include a fantastic ceiling light in the welcoming hallway, granite worksurfaces and splashbacks along with integrated appliances in the kitchen and each of the four double bedrooms have built in wardrobes. The accommodation comprises entrance hall with double height ceiling, featuring a grand full glass panelled frontage and feature lighting, cloakroom/WC, spacious lounge with log burner effect gas stove, open plan kitchen/living/dining room fitted with bi-fold doors, stunning modern contemporary style units and upgraded appliances with the addition of an integrated microwave and useful utility room. The flooring throughout the majority of the ground floor is a beautifully neutral tile which flows from front to back. The first floor has four double bedrooms, the master bedroom has an outstanding shower room en-suite and a fantastic dressing room area fitted with upgraded robes and incorporating shelving and there is a family bathroom with a four piece suite. Each of the other three double bedrooms also have fitted wardrobes. Externally, from the front the property has so much curb appeal with the glass frontage being so attractive, the block paved double driveway leads to a double garage with one electric door and one manual door, ensuring you can always gain access. The enclosed rear garden is a generous size mainly laid to lawn with patio area.

8 Black Spruce Close, Wynyard, TS22 5TN

TO VIEW: Tel: **01642 361111**

65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



Ground Floor



Floor 1

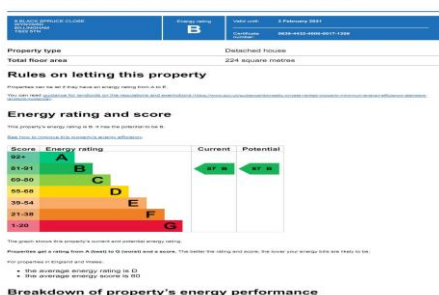
Approximate total area⁽¹⁾
2645.4 ft²
245.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy performance certificate (EPC)



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

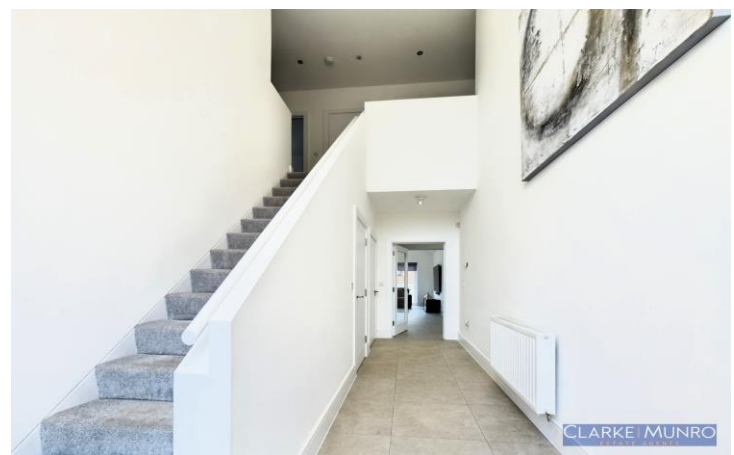
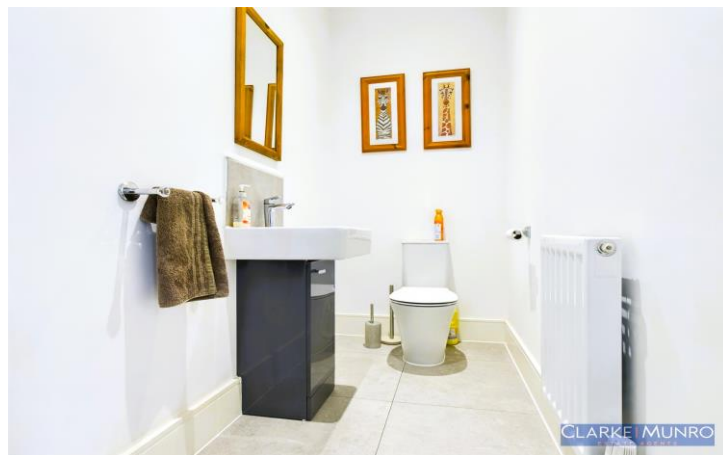
Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clark Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

8 Black Spruce Close, Wynyard, TS22 5TN



01642 361 111
visit clarkemunro.com for details