



FINE & COUNTRY
Homes from Robinsons

7 RUDD CLOSE
WYNYARD | TS22 5TG

7 RUDD CLOSE WYNYARD | TS22 5TG

The Charles Church built 'Manor House' offers excellent living accommodation set out over two floors, suitable for the most demanding of family requirements.

This is a perfect house in which to entertain as all the reception rooms lead into the extensive and welcoming hallway along with French doors to both the lounge and dining room which are located to the rear of the property enjoying views over the private garden.

The comprehensively fitted kitchen has modern range of cream eye level, base and glazed display units with black granite resin work surfaces, 'Carron' one and a half bowl sink unit, under shelf lighting, centre island housing double stainless steel oven with five ring gas hob with suspended extractor fan, glass splash backs, microwave, integrated fridge and freezer, integrated dishwasher, glass display shelving, 'Amtico' flooring and French doors to rear garden. This in turn gives access to the utility and pantry.

There are a further 2 reception rooms to the front.

To the first floor the property has been altered from being a 5 bedroom to a 4 bedroom. The master bedroom now provides a separate room fitted with a range of fitted wardrobes. In addition to the recently modernised en-suite shower room. A second bedroom boasts an en-suite bathroom, walk in wardrobe and 'Juliet' balcony. The remaining 2 double bedrooms are serviced by the modern family bathroom.

To further compliment this property the extensive block paved drive allows parking for several cars in addition to the quadruple garage block, a true rarity upon this development.

The gardens lie to the front and rear and are predominantly laid to lawn. Whilst to the rear there is a well proportioned lawned garden predominantly laid to lawn with established shrubbery and trees to the perimeter. The rear garden offers a great deal of privacy and backs onto the Duke of Wellington Golf Course.











AGENTS NOTES:

- * Upvc Double glazed
- * Gas central heating via radiators
- * Freehold
- * Council Tax Band: G Stockton Council.
- * EER: C

The property is subject to a community charge of £495.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

LOCATION:

Rudd Close is a small and exclusive development on the south eastern edge of Wynyard Village close to the Wellington golf course. It combines the opportunity to escape to the country while staying in touch with urban life, offering peace, quiet and a community feel thanks to the village pub, restaurant, social activities and woodland walks. The village's proximity to the A19 and A1(M) puts it within easy reach of all the region's main centres, airports and rail links, as well the surrounding natural landscapes of the coast, North York Moors and Cleveland Hills

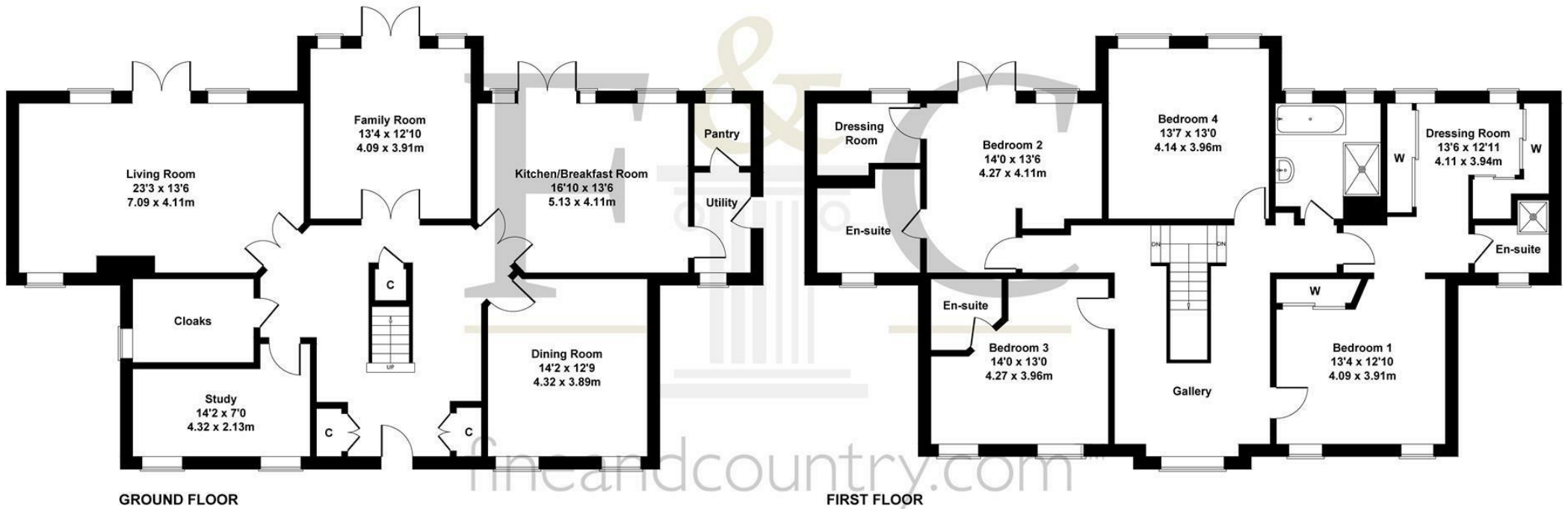
VIEWINGS:

Via Fine & Country Wynyard
Tel: 01740 645444



7 Rudd Close, Wynyard

Approximate Gross Internal Area
2861 sq ft - 266 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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



Tel: 0191 384 2277

Fine & Country Durham City Regional Office

19a Old Elvet, Durham City DH1 3HL

info@durhamfineandcountry.co.uk

Tel: 0174 064 5444

Wynyard Fine & Country

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

info@wynyardfineandcountry.co.uk

fineandcountry.com