



81 Stoney Wood Drive  
Wynyard | TS22 5UE





Wynyard Lettings

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[fineandcountry.com](http://fineandcountry.com)

# 81 Stoney Wood Drive Wynyard | TS22 5UE

Fine & Country are pleased to offer this stunning 3 bedroom town house for rent.

The "Souter" built by Charles Church. has a modern open plan kitchen/dining room with built in appliances, well-proportioned living room and three good-sized bedrooms.

The top floor generous bedroom also has a very spacious en suite.

To the rear of the property you will find patio doors leading from the kitchen into the garden.

The garden comprises of freshly laid turf and patio area with gravelled/fenced borders.

The enclosed porch, downstairs cloakroom, two storage cupboards and off road parking means it's practical as well as a stylish property.



### AGENTS NOTES:-

- \* EER: B84
- \* Council Tax: D
- \* Gas Fired Central Heating Via Radiators
- \* All Main Services
- \* Freehold
- \* Double Glazing Throughout

### LOCATION:-

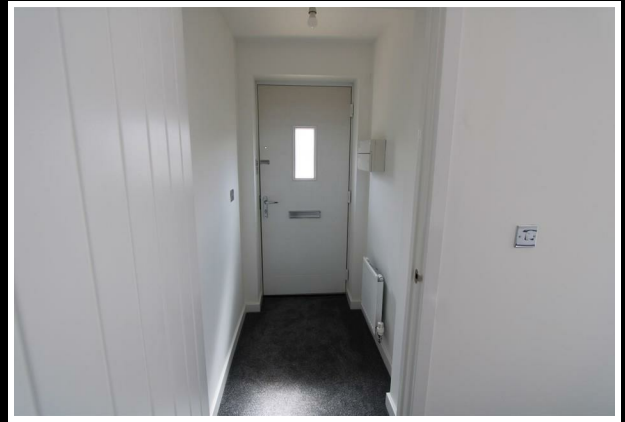
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

### VIEWINGS:-

Via Fine & Country

Tel: 01740 645 444

Email: [Info@wynyardfineandcountry.co.uk](mailto:Info@wynyardfineandcountry.co.uk)









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.

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