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9 CAMERON COURT  
WYNYARD WOODS | TS22 5UB

# 9 CAMERON COURT WYNYARD WOODS | TS22 5UB

A superb seven bedroom family home recently completed which is situated in the prestigious Wynyard Woods.

This new home is situated on a plot of just over 1/3 of an acre with woodland to the rear providing privacy. The property is approximately 592 square metres and the garage 54.5 square metres. Built to a high specification, which includes a mix of Underfloor heating and radiators from an air source heat pump, a rainwater harvesting system and a 10 year structural warranty with other items including long warranty terms. A generous entrance hallway with a fabulous oak feature staircase below a large feature skylight leads to a spacious high quality kitchen diner with wine case. Other reception rooms include, formal lounge, sun room, study, utility room. To the first floor there are 3 bedrooms and a gymnasium. The 2 bedrooms to the rear including the large master bedroom benefits from en-suite and walk in closet. Bi-fold doors lead to balconies overlooking woodland. To the second floor there are 4 further bedrooms all with en-suite facilities. Externally there is a private gated entrance, ample parking and spacious drive to the front. leading to a triple garage with electric doors and car charging point. EPC rating - B.

## DIRECTIONS

Coming in from the A19, take the third roundabout you come to, take the first left into Wynyard village.

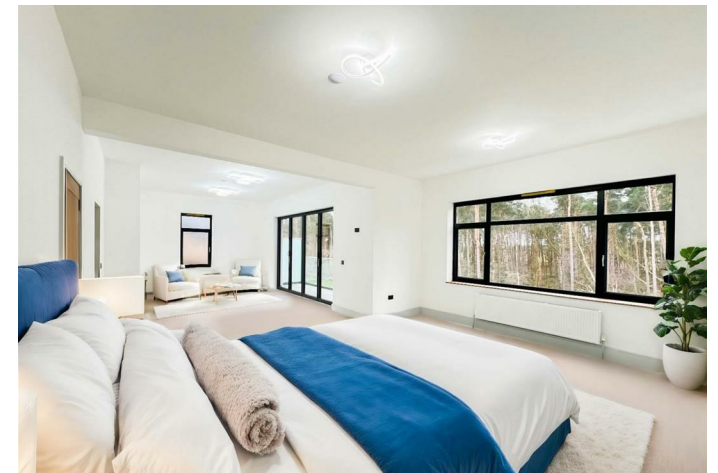
Coming from the A1 head towards the A19 and turn right into Wynyard at the Wynyard Village sign.

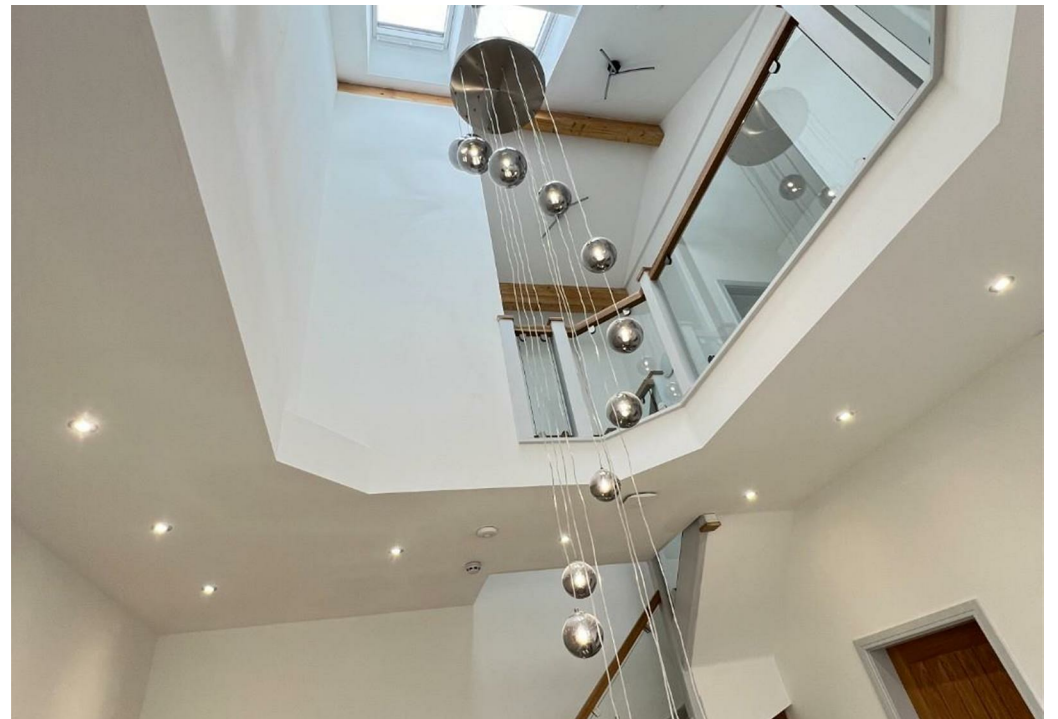
Go through the entrance, turn right just before the nursing home, and follow the road around until the Bellway

site. We are on the left just before the Bellway Site Office / Compound. If you get to the Bellway car park / offices turn around and it will be on your right.

Sat Nav address; 9 Cameron Court, Wynyard, Stockton on Tees, TS22 5WH

What Three Words Directions; what3words /// ignore.boils.scored











### AGENTS NOTES:

- \* Fully double glazed.
- \* Air source heat pump via under floor heating and radiators
- \* Solar panels installed
- \* Wired speaker system installed
- \* Provision for high speed fibre optic broadband from BT and Virgin
- \* SOLICITORS FEES PAID
- \* PART EXCHANGE CONSIDERED
- \* Freehold
- \* EER - TBA

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:-

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, Newcastle and Sunderland.

### VIEWINGS:-

Via Robinsons Regency & Rural

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



**Tel: 01740 645444**

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