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11 BRAMBLING GROVE
WYNYARD PARK | TS22 5FX

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Pleasantly situated upon this recent development built by David Wilson, we offer for sale this extremely well presented 4 bedroom double fronted detached house. A home to suite all the family. The Bradgate design offers a combination of flexible living space to meet with modern day living and working from home. The accommodation is bright and airy and briefly comprises of, Entrance hallway with ceramic tiled flooring, cloaks/wc. Separate study and lounge with attractive bay window provide room to work and relax in. An expansive living space with ceramic tiled floor runs the width of the rear boasting 3 living areas. An upgraded kitchen area with contrasting working surfaces with breakfast bar, a good range of built in appliances includes, double oven, 5 ring gas hob, dishwasher, wine cooler, fridge, freezer and dishwasher. There is also a utility room with side access to the drive and shelved pantry. A beautiful walk in glazed bay with French doors allowing the outside in makes an ideal dining area, whilst to the far end there is a cosy snug/family area. An ideal room to bring everyone together or entertain.

The stylish accommodation continues to the first floor with a master bedroom having ensuite facilities, whilst the remaining 3 double bedrooms are serviced by the family bathroom with over head shower.

Externally, the property is set back from the main road featuring a landscaped garden with centre path and side drive suitable for parking 3 vehicles in addition to the single garage. To the rear of the property there is a landscaped garden predominantly laid to lawn, with a full width raised decked sun terrace to the back with dusk to dawn bollard lighting. The orientation and position of other properties allows the back garden to obtain the afternoon sun and is not directly overlooked offering a good degree of privacy.











AGENTS NOTES:-

- * All main services
- * Gas fired central heating via radiators
- * Upvc double glazing
- * Water softener installed
- * 2 x external power points
- * Dusk to dawn lighting to both the house and the decked area
- * Compliant bordered loft with lighting and fixed drop down ladder
- * EER: - B84
- * Council Tax Band F - Stockton

* The property is subject to a community charge of £300 + 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 and Sunderland.

VIEWINGS:-

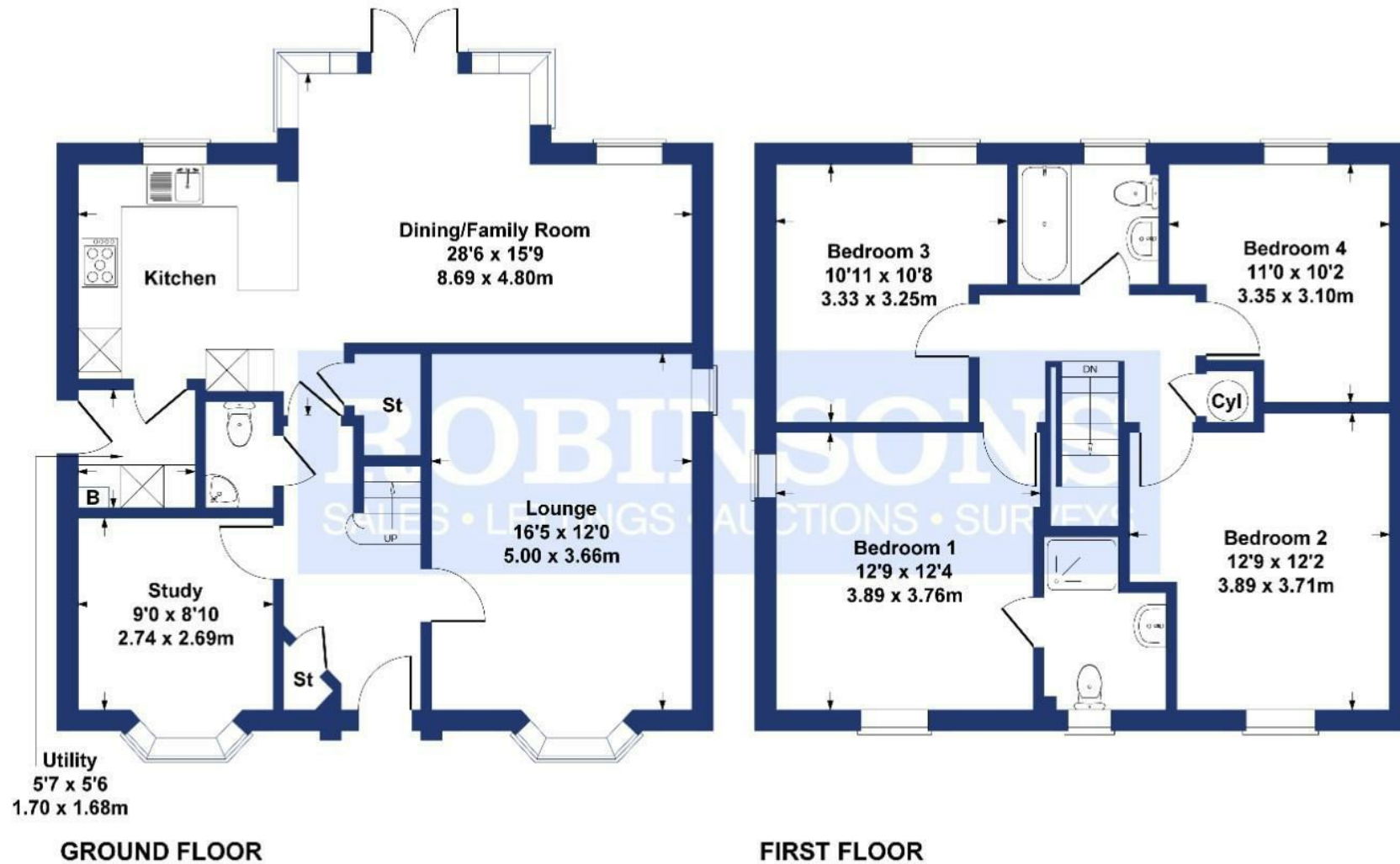
Via Robinsons Regency & Rural

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Brambling Grove

Approximate Gross Internal Area
1405 sq ft - 131 sq m



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. 2024

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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