

**UNDER
OFFER**



Lynnwood Drive, Wynyard, TS22 5FQ
5 Bed - House
£449,950

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Lynnwood Drive Wynyard, TS22 5FQ

The description paints a vivid picture of a delightful family home with plenty of space and modern amenities. The location, nestled at the bottom of a cul-de-sac and backing onto open fields, offers a sense of privacy and tranquillity, which is a rare find in many neighbourhoods.

The layout seems well thought out, with a balance of communal and private spaces. From the welcoming reception hallway with engineered wood flooring runs through to the rear. The expansive 34ft open-plan kitchen/living/dining area with bi-fold doors creates a seamless flow between indoor and outdoor living spaces, perfect for entertaining or simply enjoying the views of the surrounding fields. There is a good range of integrated appliances, including double oven with warming drawer, fridge freezer, dishwasher, induction hob set within breakfast bar with stainless steel hob above. The integration of a media wall with split slates tiles to alcove, gas living flame fire, drawer units and the inclusion of feature mood light adds a contemporary touch and enhances the functionality of the space.

The attention to detail, such as the neutral-coloured walls and spotlessly clean interiors, reflects the care and maintenance that the current owners have put into the property. The inclusion of practical features like a downstairs WC, utility room, and integrated garage that has been altered to incorporate a well built and insulated home office adds convenience to daily living.

Overall, 'The Kirkham' design detached home appears to offer a harmonious blend of comfort, style, and functionality, making it a wonderful place to call home for a family.

Upstairs, the accommodation continues to impress with four double bedrooms, two of which feature en-suite bathrooms for added privacy and luxury. A fifth single room, currently utilized as a dressing room/home office, offers versatility to suit the needs of the homeowners.











CONTINUED:-

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The modern family bathroom completes the upper level, providing a stylish and comfortable space for relaxation and rejuvenation.

Externally the rear garden is well presented and laid with a full width polished sand stove patio area and patio leading to an additional seating area at the bottom, with a central lawn and raised planted with feature lighting. Whilst to the front there is an easy maintenance lawned garden and large block paved drive leading to the double ingral garage.

AGENTS NOTES

- * Freehold
- * All mains services
- * Gas fired central heating via radiators throughout
- * Still under builders warranty
- * External Lighting to garden and soffits
- * Local Authority Stockton-on-tees
- * EER B85
- * Council Tax Band: G Annual Price: £3,921 minimum
- * Flood Risk Very low
- * Broadband Basic 22 Mbps Ultrafast 1000 Mbps

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided

The property is subject to a community charge of £378.00 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. Developed largely in the late 20th century, 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 around the village, together with championship golf courses make it the perfect location for enjoying the outdoors.

Wynyard lies south of the A689 Sedgefield-Hartlepool road and is minutes from the A19. Train services to London and Scotland are available from Darlington while Durham Tees Valley Airport, around 30 minutes away, serves both the leisure and business markets.

VIEWINGS:

Via Fine & Country
 Tel: 01740 645 444
 Email: Info@wynyardfineandcountry.co.uk

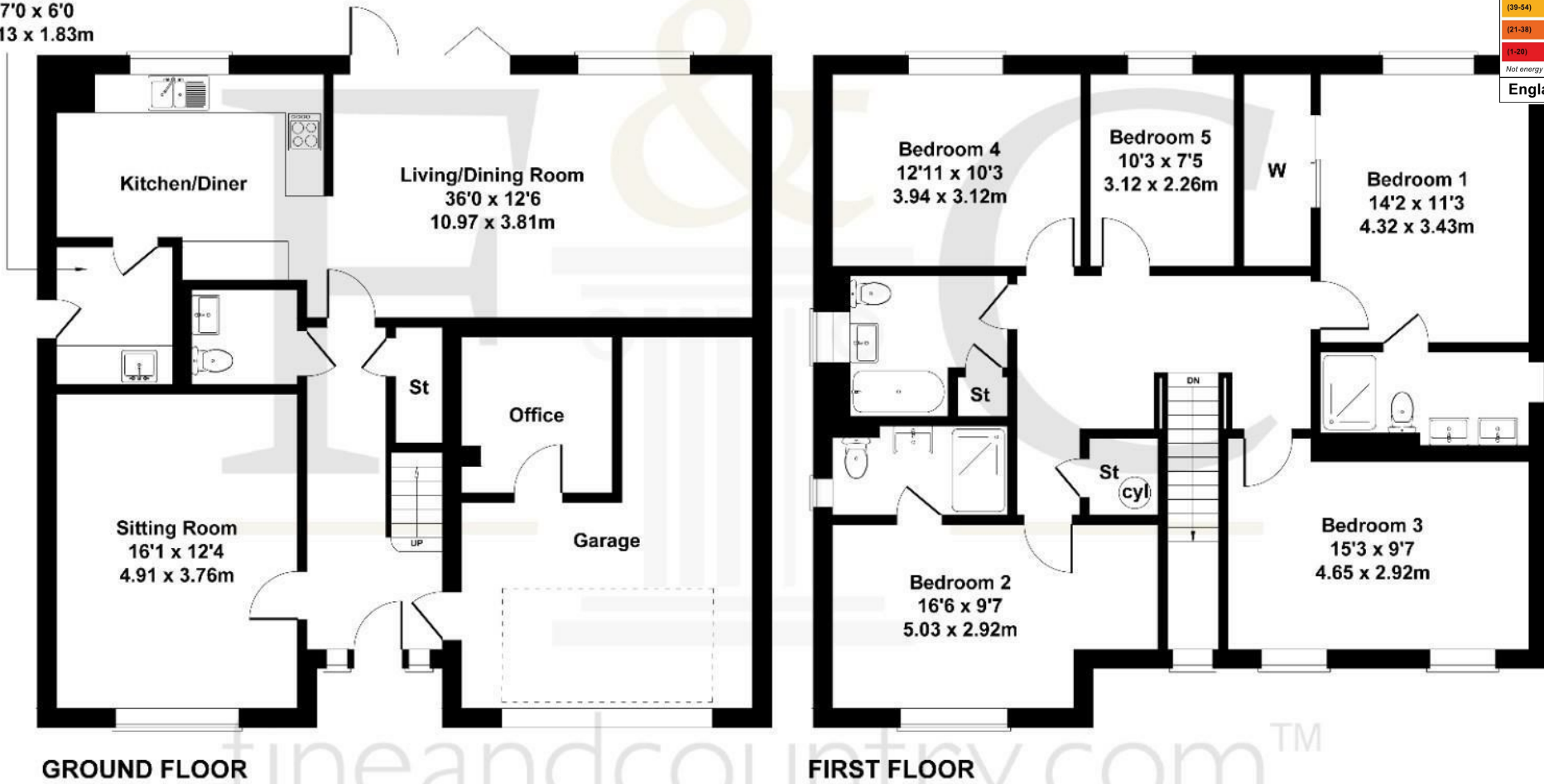


12 Lynnwood Drive Wynyard

Approximate Gross Internal Area
2217 sq ft - 206 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Utility
7'0 x 6'0
2.13 x 1.83m



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



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