



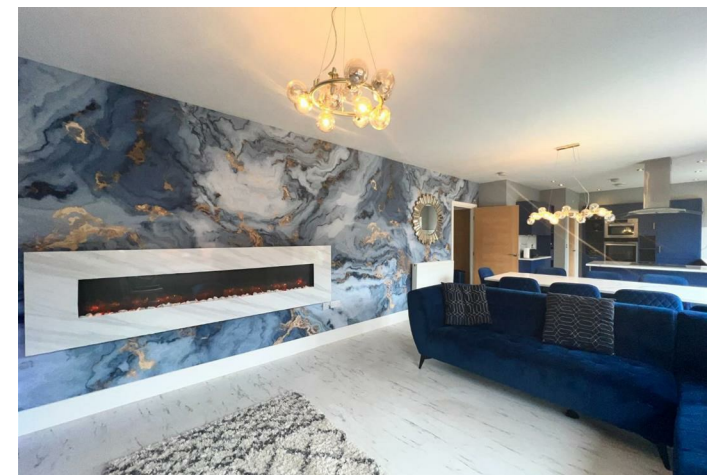
ROBINSONS

SALES • LETTINGS • REGENCY & RURAL

28 SILVERMEDE ROAD
WYNYARD | TS22 5FR

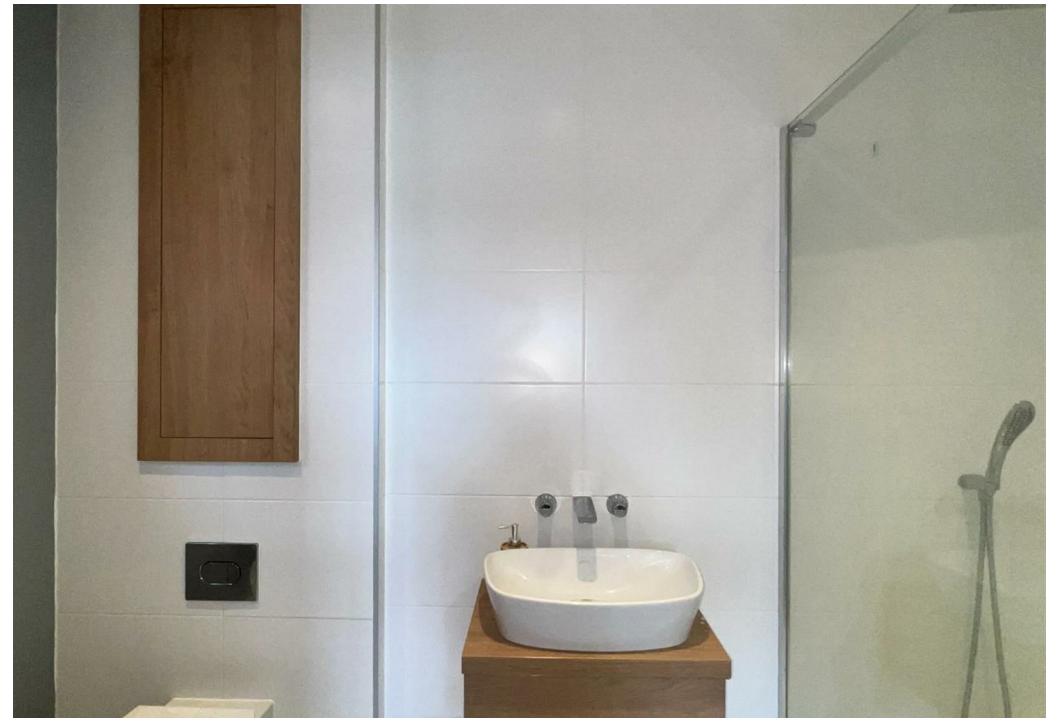
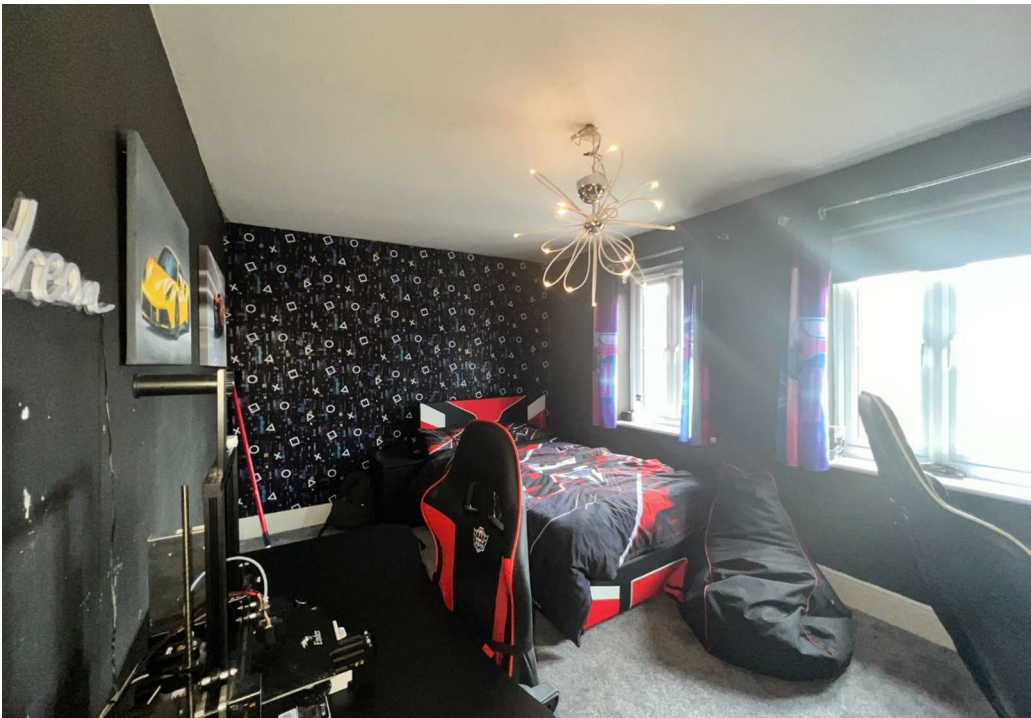
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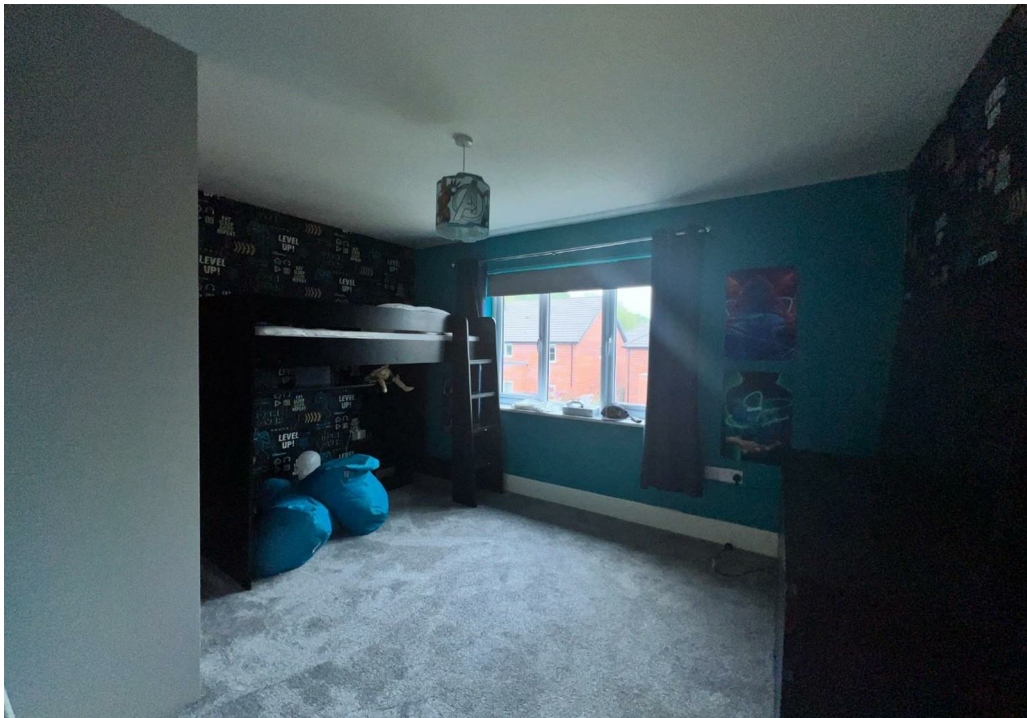
Fine & Country offer for sale, a beautifully presented five bedroom detached family home. Recently built by Avant homes to the 'Kirkham' design. Briefly comprising of entrance hall with ceramic tiled floor, cloaks/wc, lounge to the front, whilst to the rear of the property there is a lovely light and airy breakfasting kitchen/ living space. Fitted with a modern range of units and a full range of built in appliances. This room certainly is the hub of the house hold having bi-folding doors spilling out onto the rear garden. To the first floor the master bedroom has the advantage of built in wardrobes and en-suite facilities. The second bedroom also boosts a en-suite shower room, whilst the remaining three bedrooms are serviced by the family bathroom. Externally there is double width block paved drive to the front leading to a double garage. To the rear of the property there is a lawned garden with a patio area.











AGENTS NOTES:

- * All main Services
- * Upvc Double glazed
- * Gas Fired central heating via radiators
- * Council Tax Band. F
- * Freehold

* The property is subject to a community charge of £378 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 and Sunderland.

VIEWINGS:

Via Robinsons Regency & Rural

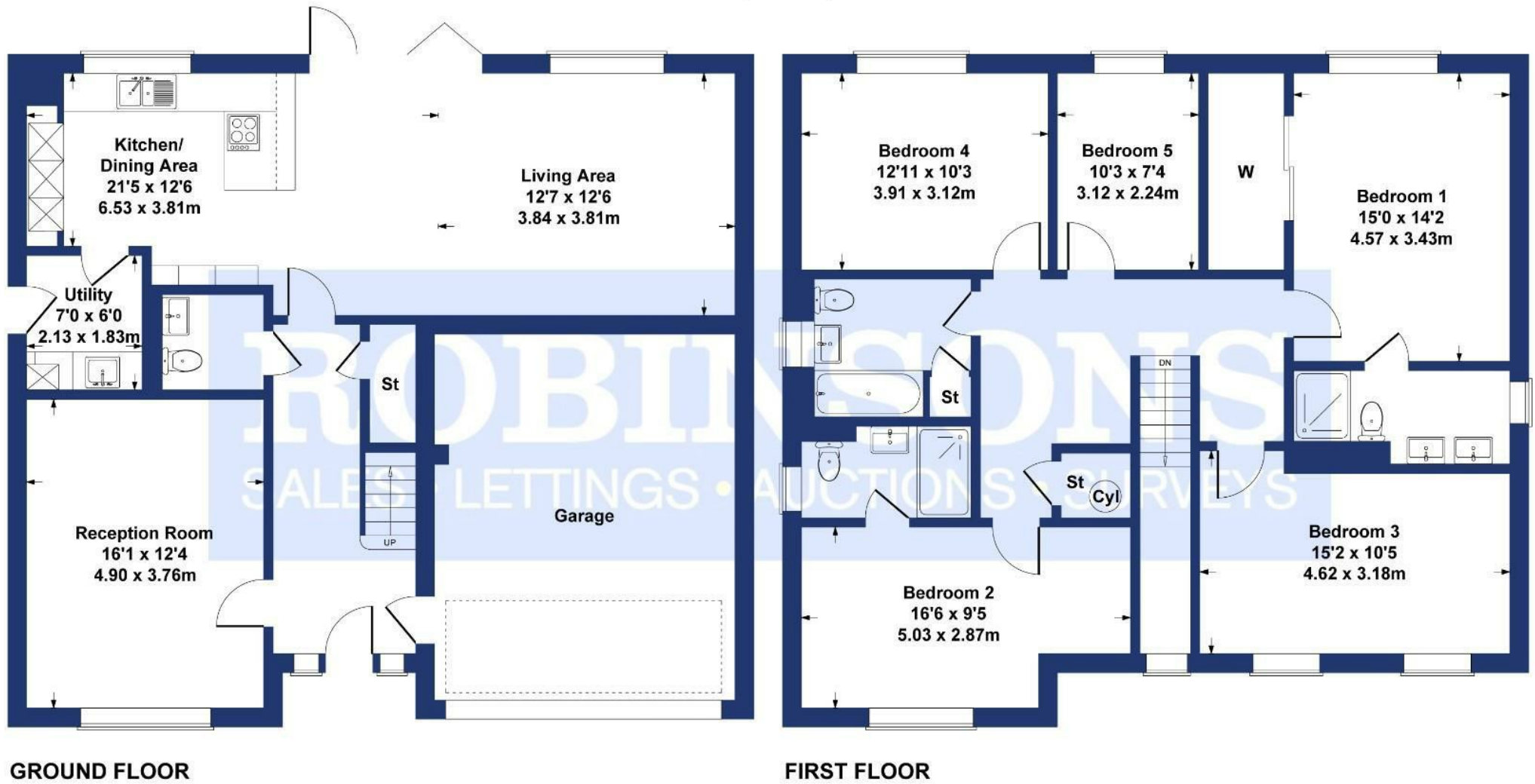
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Silvermede Road

Approximate Gross Internal Area
2363 sq ft - 220 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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