

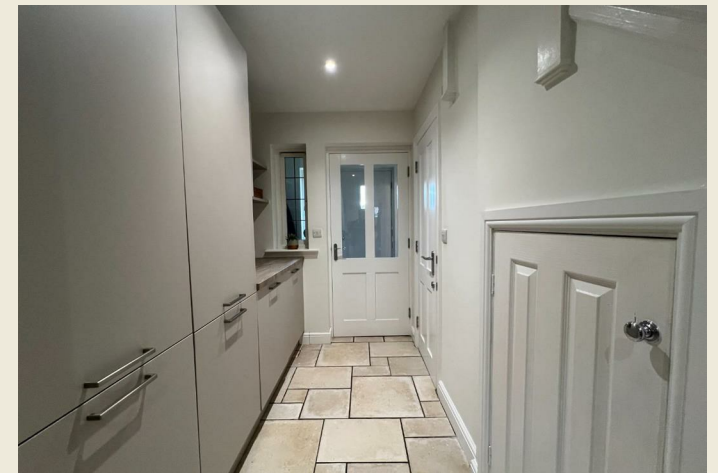
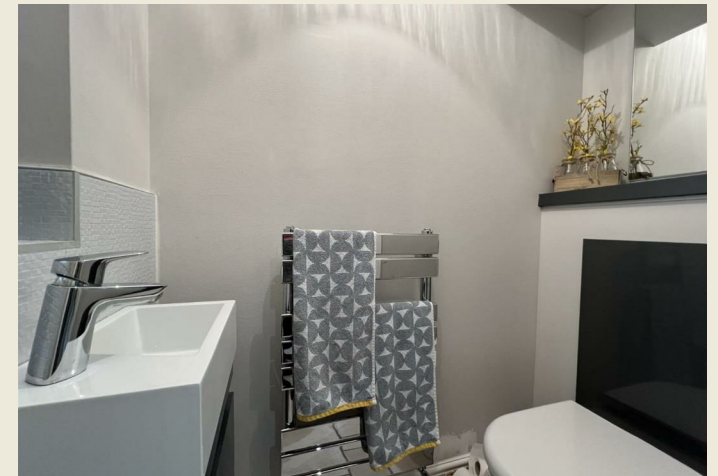


FINE & COUNTRY
Homes from Robinsons

6 PARK AVENUE
WYNYARD | TS22 5RU

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This is a fabulous example of a three bedroom double fronted Wynyard mews style house that enjoys a pleasant aspect to the rear. The standard of interior finish really is of the highest order and only the best is used in the fit out creating a lovely, high specification and well finished feel to the property. The tasteful, modern interior comprises entrance hall/utility area with ceramic tiled floor, dual aspect lounge with feature inglenook fireplace and French doors to the rear garden, LVT flooring. A stunning open plan kitchen/diner with a range of modern design units with silstone work surfaces, large centre island, a full range of appliances including a SMEG cooking range, microwave, fridge, freezer, dishwasher, 'Quoker' boiler tap and wine cooler. The flooring is laid to a grey heron bone LVT. A cloakroom/WC concludes the ground floorspace. The first floor has the master bedroom with built in wardrobes and a superb modern white contemporary style en-suite with a free standing bath and separate shower facilities, two further double bedrooms and family shower room. Externally, there is a neat lawned private front lawn with centre path and mature Beech hedging, whilst to the rear is good sized and established garden with both a decked sun terrace and paved patio area. Parking is also well catered for having a good sized drive leading to a double detached garage., partially converted into a home gym. The village amenities and the Wynyard Church of England Primary School are within walking distance.











AGENTS NOTES:-

- * All main services
- * Gas central heating via modern column radiators
- * EPC - C
- * Council Tax Band - F 24/25 3391.22 - Stockton

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 and Sunderland.

VIEWINGS:-

Via Fine and Country, Wynyard.

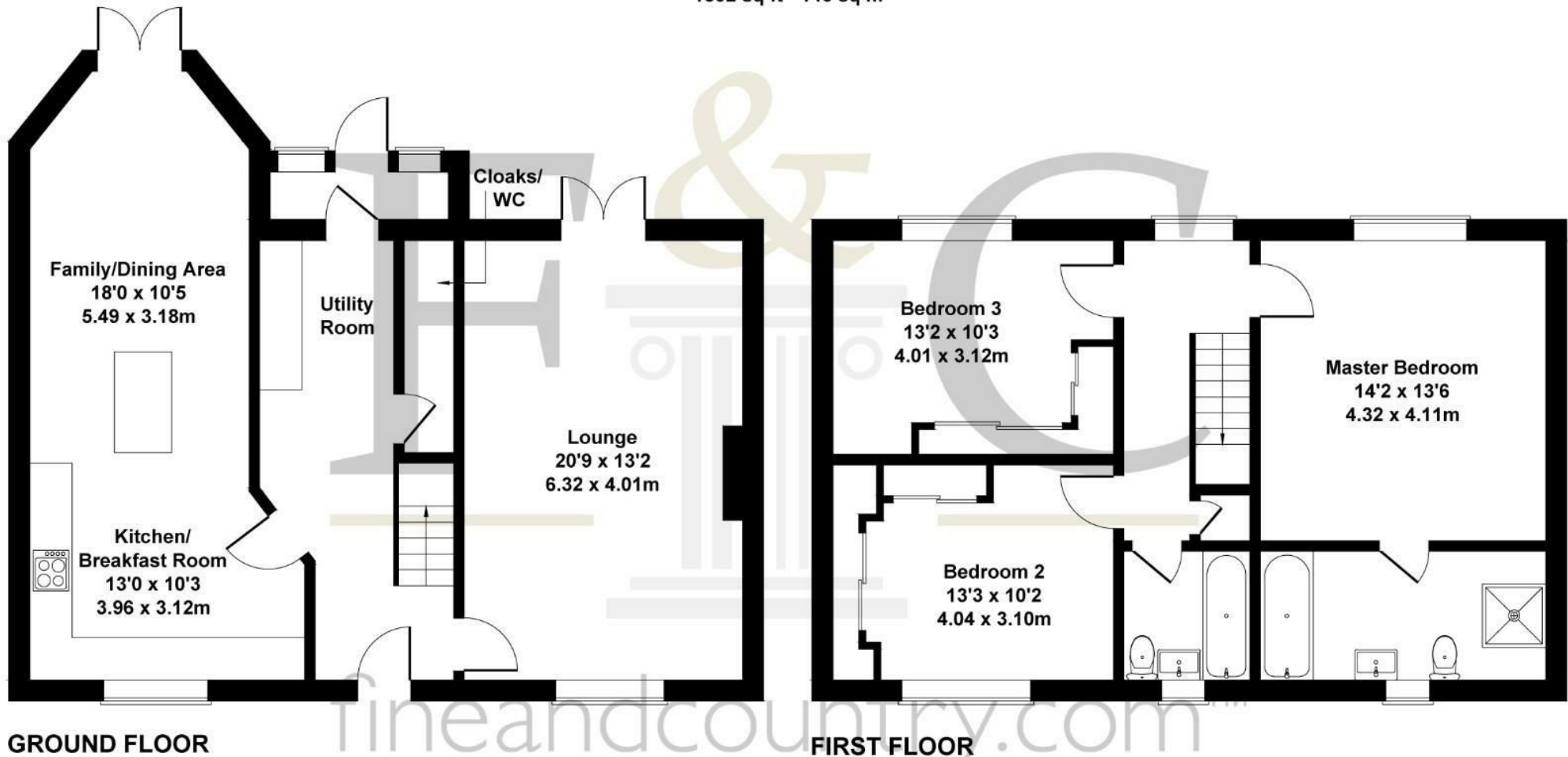
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6 Park Avenue

Approximate Gross Internal Area
1502 sq ft - 140 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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