



3 Autumn Grove  
Wynyard Park | TS22 5UX



Wynyard Lettings

Tel: 0174 064 5444

Wynyard Office, The Stables, Wynyard, TS22 5QQ

[info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

[fineandcountry.com](http://fineandcountry.com)

# 3 Autumn Grove Wynyard Park | TS22 5UX

We are delighted to offer the first resale of this 5 bedroom detached family house. Built by award winning Dutchy Homes the 'Hartwell' provides excellent living accommodation for all the family and modern day living. Featuring many upgrades, the 1800sq ft accommodation briefly comprises of entrance hallway with LVT heron bone flooring, cloaks/WC and spacious lounge to the front with an attractive bay window. Stretching across the rear, is a beautifully fitted kitchen, dining and family area. The kitchen itself is fitted with a contemporary range of units with quartz worktops and upstand. a range of built in appliances including a double oven, induction hob, pop up extractor fan, fridge, freezer and dishwasher. There is enough space for both dining and relaxing. A particular nice feature is two sets of French doors leading to the rear garden. A useful utility room concludes the ground floor space.

To the first floor is the master bedroom benefiting from a large dressing area with built in wardrobes and en-suite. A second double bedroom boosts en-suite facilities, whilst the remaining 3 good sized bedrooms are serviced by the family bathroom with separate shower and bath.

Externally there is a double block paved drive leading to the double integral garage. Whilst to the rear there is a decent sized garden, laid to lawn with patio area and attracts the afternoon sun.

**\*\* UPGRADES INCLUDE, HERON BONE FLOORING, QUARTZ WORKTOPS, POP UP EXTRACTOR FAN, BATHROOM TILING TO WALLS AND FLOORING. NO ONWARD CHAIN. \*\***  
**UNFURNISHED.**



### AGENTS NOTES;

- \* All main services
- \* Upvc Double glazing
- \* Gas fired central heating via radiators
- \* Freehold
- \* Local authority: Hartlepool
- \* Council Tax Band: G Annual Price: £3,967
- \* Required earnings: £90000
- \* Under NHBC Warranty.
- \* No flood risk
- \* Broadband : Basic 20 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.

### 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.

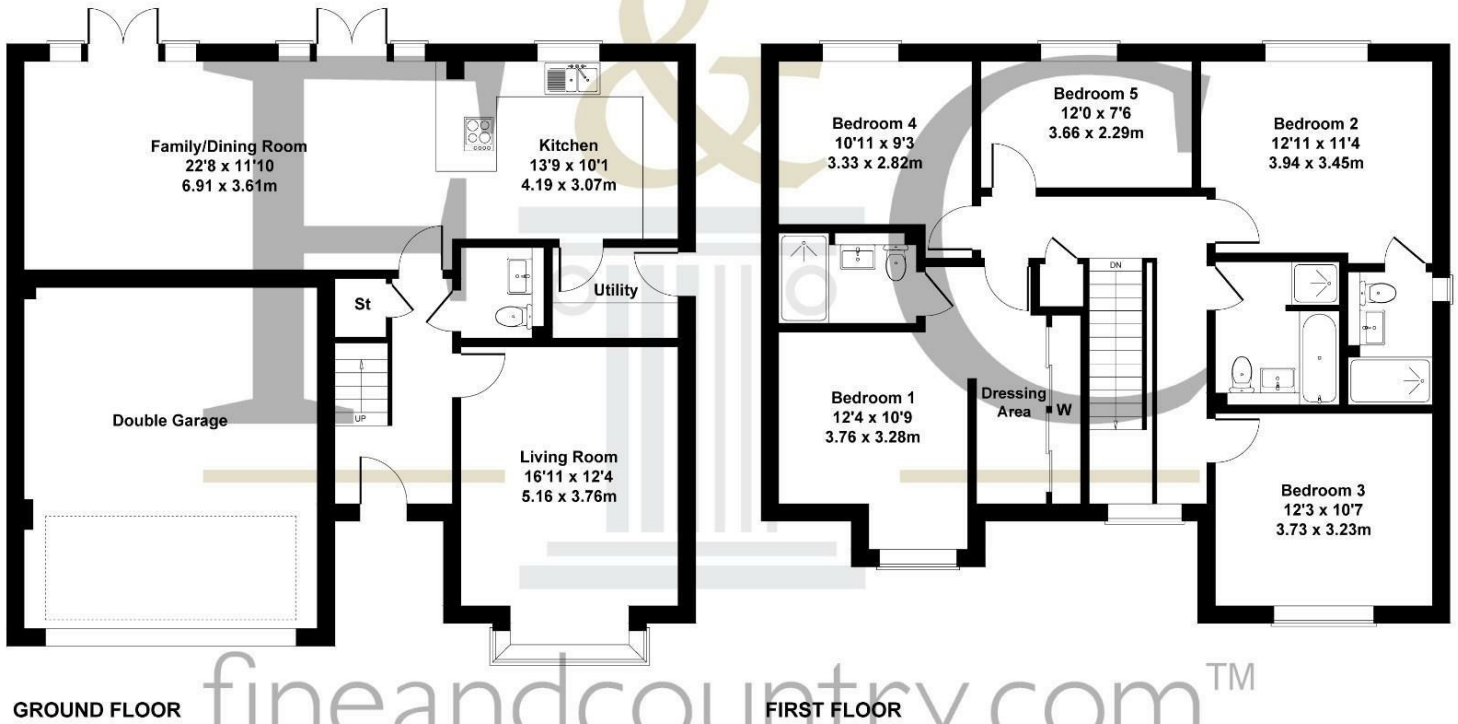
### VIEWINGS:

Via Fine & Country Wynyard  
Tel:- 01740 645444



### 3 Autumn Grove

Approximate Gross Internal Area  
2158 sq ft - 200 sq m



GROUND FLOOR

FIRST FLOOR

fineandcountry.com™

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. 2022



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.

[fineandcountry.com](https://www.fineandcountry.com)