



**FINE & COUNTRY**  
Homes from Robinsons

37 MAYNARD GROVE  
WYNYARD | TS22 5SP

## 37 MAYNARD GROVE WYNYARD | TS22 5SP

Occupying a pleasant position within the Wynyard Woods area of the village we offer for sale this well presented four bedroom detached home. Set back from the road the 'Georgian' design home offers versatile family accommodation and spacious room sizes much of which has been newly decorated.. From the bright and airy hallway there are two reception rooms to the front, and cloaks/wc. The property has been altered from the original room layout with two reception rooms to the right hand side having been knocked through to provide one big spacious family living space with dual aspect and direct access to the kitchen.

The hub of the household is the recently refurbished breakfasting kitchen providing an ideal family/entertainment area. Fitted with a range of units with contrasting granite work surfaces and built in appliances it features a ceramic tiled floor and French doors leading to the South facing garden. A useful utility room also gives access to the double garage.

To the first floor the amended accommodation has a master suite which runs the full depth of the property and incorporates both a good sized dressing room and en-suite. Bedrooms two and three share Jack 'n' Jill en-suite facilities whilst the fourth bedroom is serviced by the family bathroom which also has separate shower facilities.

Externally there is a double width block paved drive, lawned front and side garden along with an attached double garage. To the rear of the property there is a landscaped garden predominantly laid to lawn with a patio area, planted borders and established trees. The rear garden offers a great deal of privacy. Maynard Grove is within walking distance to the new Wynyard Primary school and a selection of shops and The Stables Public House within the heart of Wynyard.











#### AGENTS NOTES:-

- \* All main services
- \* Double glazed windows
- \* Council Tax Band G Stockton-on-Tees (Min £3564.00)
- \* UPVC double glazed throughout
- \* Freehold
- \* Gas fired central heating via radiators
- \* Freehold
- \* Flood risk: Very low
- \* Broadband Basic 4 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
- \* EER TBC

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 an annual community charge of £495.00 incl vat to cover security services and the maintenance of public open spaces.

#### LOCATION:-

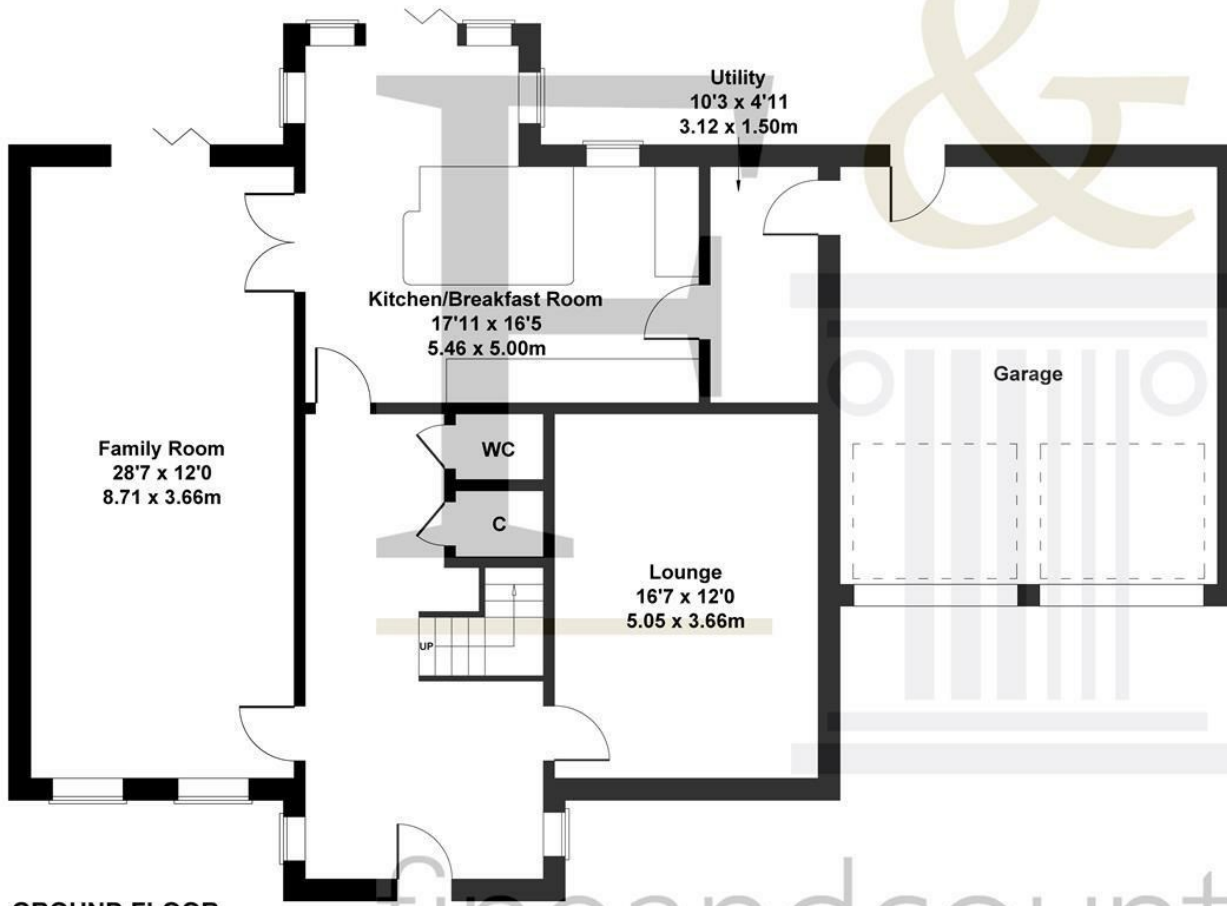
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard 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:-

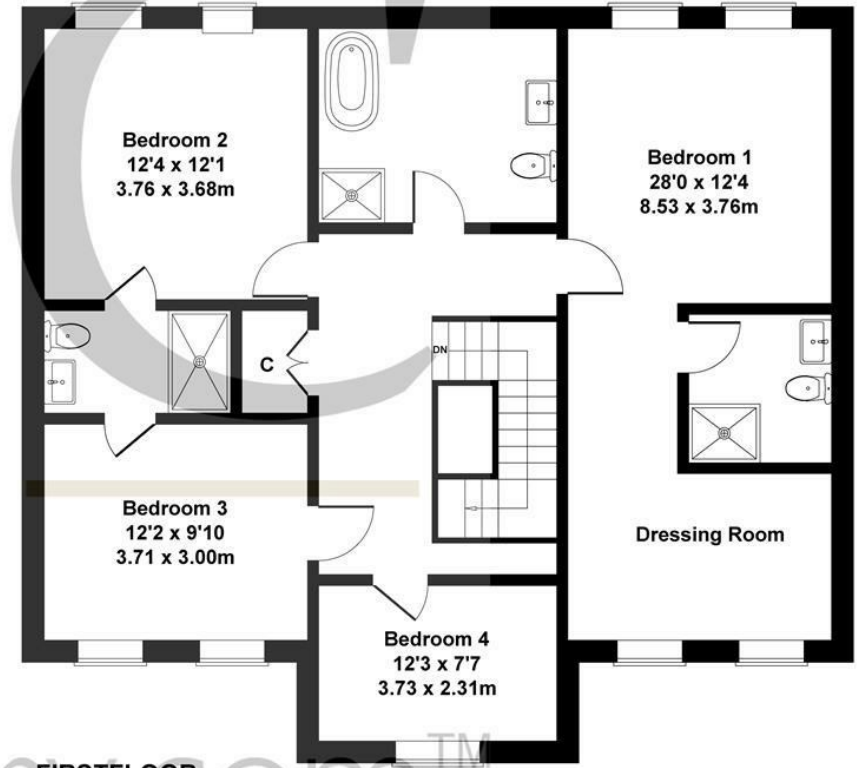
Via Fine & Country Wynyard  
Tel: 01740 645444

# 37 Maynard Grove, Wynyard

Approximate Gross Internal Area  
2157 sq ft - 200 sq m  
(Excluding Garage)



GROUND FLOOR



FIRST FLOOR

### 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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