

ROBINSONS

SALES • LETTINGS • REGENCY & RURAL



1 Mulberry Way
Wynyard | TS22 5FL



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An attractive 4 bedroom detached family home built by Storey homes to the 'Taunton' design. The current vendors have improved the already high specification by adding additional features. The modern layout briefly comprising of, entrance hall with high vaulted ceiling, cloaks/WC, spacious lounge to the front with feature bay window, large open plan kitchen, living and dining space with bi fold door leading to the rear garden. The kitchen is fitted with a comprehensive range of contemporary shaker style units with a range of integral appliances, including, double oven, microwave, 5 ring gas hob, dishwasher and fridge/ freezer. A separate utility room housing the washing facilities and gives direct access into the integral garage. Luxury vinyl flooring runs throughout this space. To the first floor the large master bedroom is situated over the garage featuring a dormer window to the front elevation and the en-suite with double cubicle is fully tiled. The 3 remaining decent sized bedrooms are serviced by the family bathroom which has both bathing and separate shower facilities. Externally there is a double block paved drive leading to the integral garage, whilst to the rear there is a East facing garden predominantly laid to lawn with paved patio area and raised decked area to catch the afternoon sun.



AGENTS NOTES:-

- Council Tax Band: F - Hartlepool £3328. approx per annum
- EER: B86
- Gas Fired Central Heating radiators and chrome towel rails to bathrooms
- Freehold
- Fully Double Glazed windows
- All main services
- 10 year NHBC 'Buildmark 'warranty and insurance policy still in place
- Up to 200Mb broadband available

* The property is subject to a community charge of £378inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

LOCATION:-

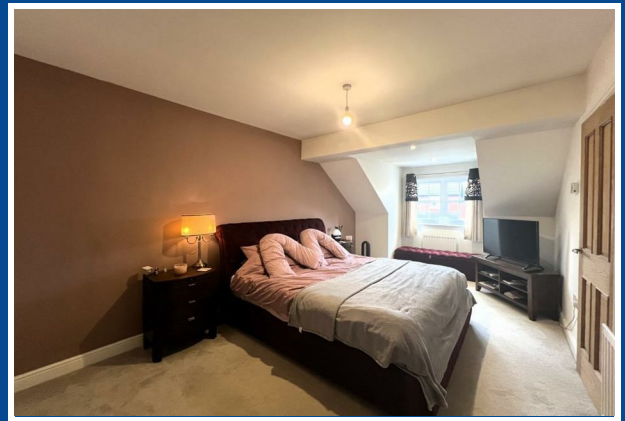
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard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

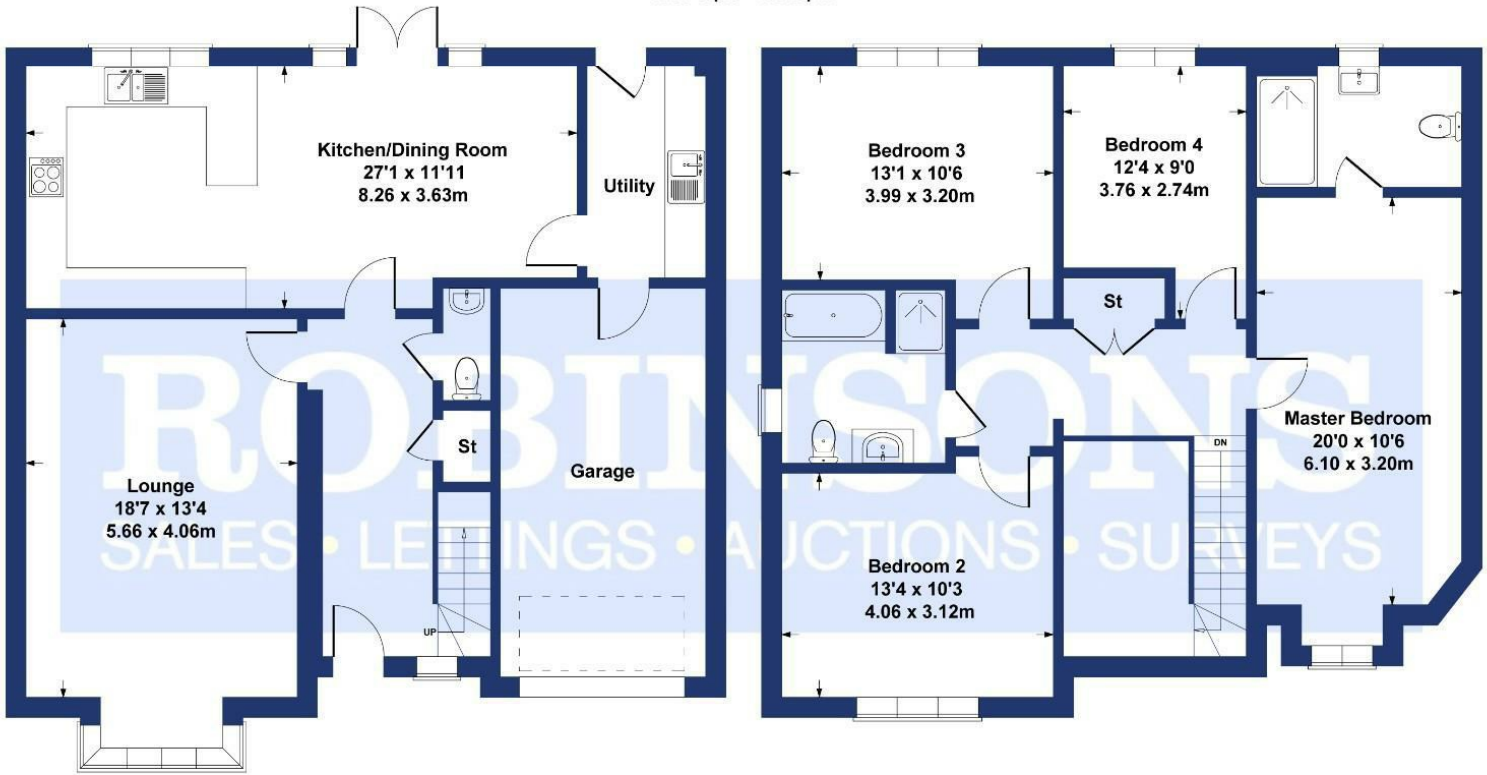
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Mulberry Way

Approximate Gross Internal Area
1996 sq ft - 185 sq m



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