



**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

109 STONEY WOOD DRIVE  
WYNYARD | TS22 5UE



## 109 STONEY WOOD DRIVE WYNYARD | TS22 5UE

Occupying a pleasant position upon this newly constructed development by Charles Church we offer this 3 bedroom mid link house to let. The newly built property is very well presented throughout with contemporary fixtures and fittings including light fittings and blinds.

The accommodation briefly comprises of:- entrance hall with stairs to first floor, cloaks/wc, light and spacious lounge to the front with a large storage cupboard, breakfasting kitchen with a range of light grey high gloss units with contrasting work surfaces, built in appliances inc, fridge, freezer, electric oven/grill with gas hob, dishwasher and washing machine. A water softening system has been installed. French doors from the dining area allows access to the rear garden. To the first floor the master bedroom benefits from an en-suite, whilst the remaining 2 bedrooms are serviced by the main bathroom. Externally there is a small forecourt garden to the front, whilst to the rear there is an enclosed lawned garden with patio area and access to the double car parking area.

The village amenities are within a short travelling distance.





















### 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.

### AGENTS NOTES

- \* All Main Services
- \* Council Tax Band: D
- \* Freehold
- \* Fully UPVC Double Glazed windows
- \* EER: B84
- \* Gas Fired Central Heating
- \* Water softener installed.

### VIEWINGS:

Via Robinsons Regency & Rural

Tel: 01740 645444

Email: [info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

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.



**Tel: 0174 064 5444**

Wynyard Office, The Stables, Wynyard, TS22 5QQ  
[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)