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109 STONEY WOOD DRIVE WYNYARD | TS22 5UE

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Occupying a pleasant position upon this recently constructed development by Charles Church we offer this 3 bedroom mid link house to let. The modern 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 in stalled. French doors from the dining area allows access to the rear garden. To the first floor the master bedroom benefits from and 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 and enclosed lawned garden with patio area and access to the double car parking area.

The village amenities are within a short travelling distance.









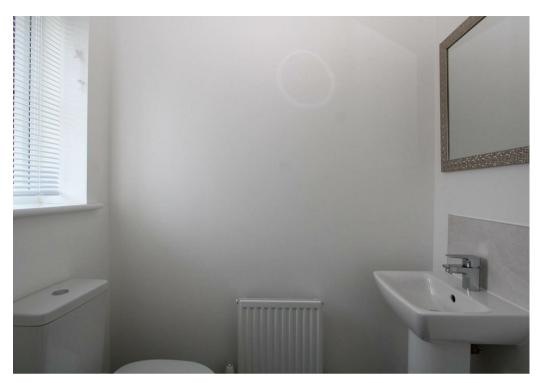
















LOCATION:

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

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