



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

I ACORN CLOSE  
WYNYPARD | TS22 5UZ



# I ACORN CLOSE WYNYARD | TS22 5UZ

## \*NO ONWARD CHAIN\*

Presented to a 'show home' standard throughout; we are delighted to welcome to the market this exquisite detached 'Hartwell style' family residence with five bedrooms, three bathrooms and WC. Designed & constructed in 2023 by the exclusive Duchy Homes & situated in the highly sought after Wynyard community. Combining elegant design with modern functionality, this immaculately presented property offers generous living space, with exceptional attention to detail & has been upgraded throughout from its original builders specification. Includes Silestone tops & up stands, water softener, drinking water filter, Ethernet ports installed throughout, waterfall showers throughout.

Step inside to a beautifully presented interior featuring Hammonds fitted wardrobes in a dressing area, stylish blinds & curtains included in all rooms, as well as most of its beautiful light fittings & contemporary dual level heating system for ultimate comfort & energy efficiency.

This luxurious home boasts five spacious bedrooms (two of which have en-suite facilities) the modern kitchen with integrated appliances, induction-hob & open-plan living areas create an inviting space perfect for family living & entertaining & is the perfect purchase for clients seeking that 'move-in ready' residence.

Externally, the larger than average west-facing garden is ideal for enjoying the afternoon & evening sun, with two beautifully finished patio areas with a 'London Stone' pergola & ample room for outdoor relaxation or play. A private double driveway provides ample vehicle parking & leads to the integral double garage.

This home is truly remarkable & only via thorough internal inspection can its style, space, quality, layout & standard be fully appreciated.

Several years remaining on NHBC builders warranty

Please contact Robinsons Wynyard on 01740 645444 to arrange your viewing.





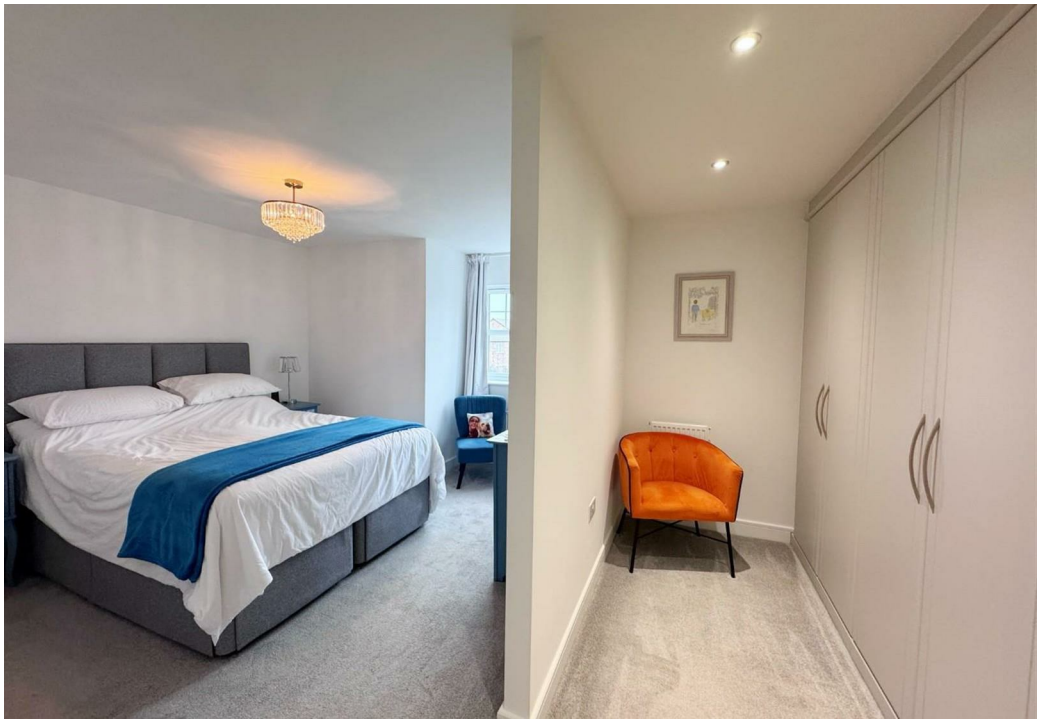




























**ENTRANCE HALLWAY**

**GROUND FLOOR CLOAKS / WC**

**LOUNGE**

**KITCHEN**

**FAMILY / DINING AREA**

**UTILITY ROOM**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**

**EN-SUITE SHOWER ROOM**

**BEDROOM THREE**

**BEDROOM FOUR**

**BEDROOM FIVE**

**FAMILY BATHROOM**

**EXTERNALLY**

**FRONT GARDEN**

**SIDE GARDEN**

**REAR GARDEN**

**DOUBLE GARAGE**

### **AGENCY NOTES**

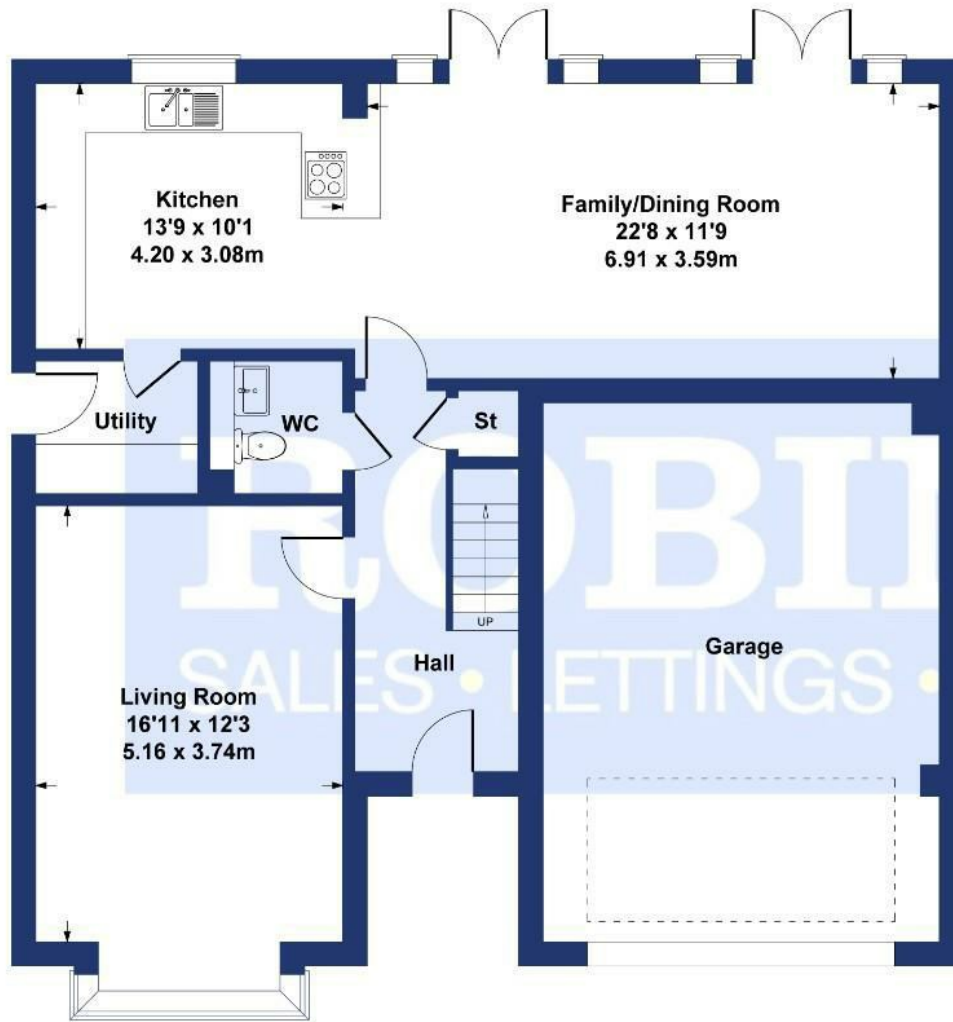
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

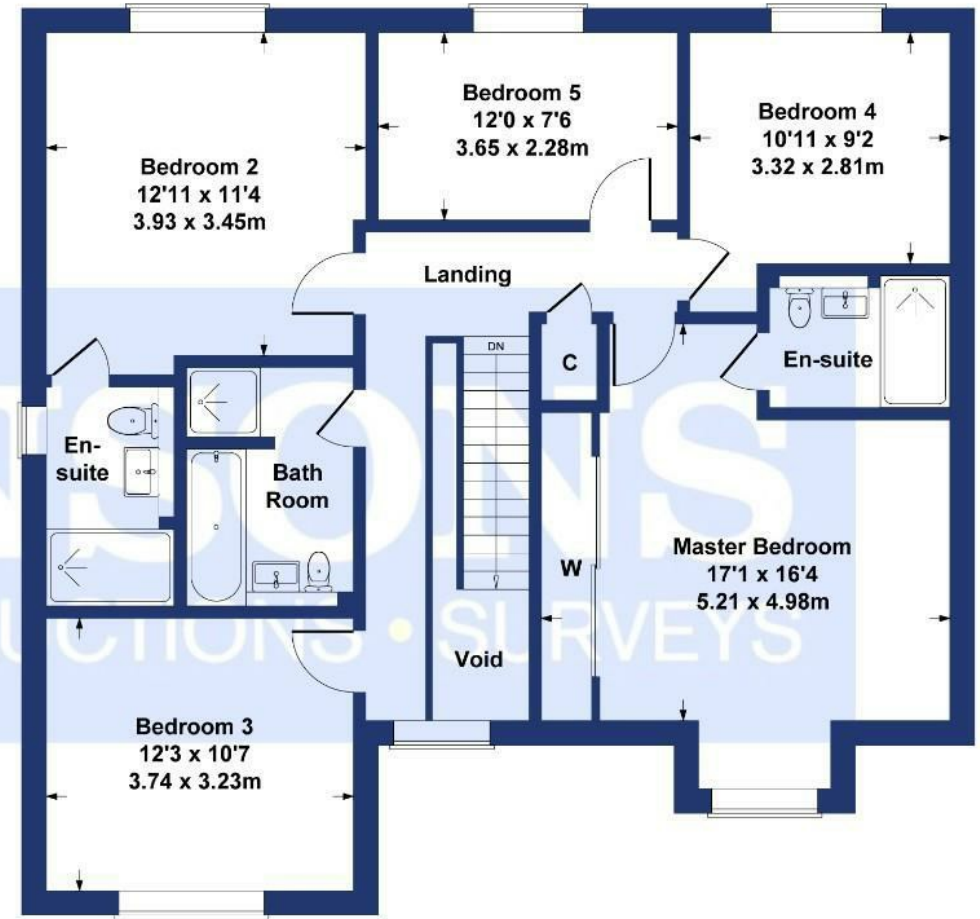


# Acorn Close, Wynyard, TS22 5UZ

Approximate Gross Internal Area  
2293 sq ft - 213 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. 2025

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.





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