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2 AMERSTON CLOSE
WYNYARD | TS22 5QX

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Nestled in the tranquil cul de sac of Amerston Close, Wynyard, this splendid four-bedroom family home offers a perfect blend of space, comfort, and privacy. The property boasts a charming Georgian façade and is set back from the road on a generous plot, ensuring ample parking and a serene environment, with no direct overlooking to the rear, where a delightful wooded backdrop enhances the sense of seclusion.

Upon entering, you are greeted by a welcoming hallway that leads to a dual-aspect lounge, complete with a feature fire surround, perfect for cosy evenings. The open plan living/kitchen dining area provides a lovely space both functional and inviting. The ground floor is also complimented by useful study and ground floor WC

The first floor reveals a spacious master bedroom, featuring a separate dressing area with built-in wardrobes and an en-suite shower room, providing a private retreat. A further guest room also benefits from en-suite facilities, while the two additional double bedrooms share a well-equipped family bathroom.

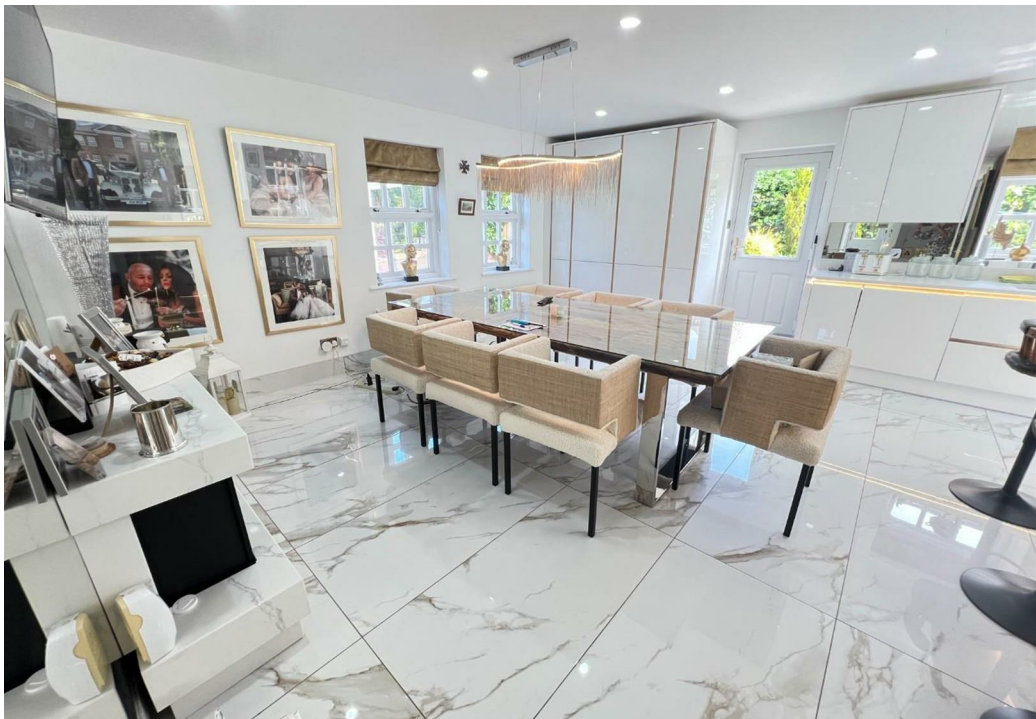
Externally, the property is equally impressive, with a substantial block-paved driveway allowing ample parking. The front garden is adorned with established hedging, offering a high degree of privacy. The rear garden is a true highlight, featuring a lush lawn, planted borders, mature trees, and a wrap-around patio that invites outdoor entertaining.

Located in the highly desirable Wynyard Woods area, this home is just a short distance from local village amenities and within walking distance of the Church of England Wynyard Primary School, making it an ideal choice for families seeking both comfort and convenience. This property is a rare find and is sure to appeal to those looking for a family home in a peaceful setting.

Bond £2200 | Energy Efficiency Rating B | Council Tax band G

Required Earnings: Tenant Income £79,200- Guarantor Income £79,200 (if req)



















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 Wynyard.

Tel: 01740-645-444

Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Stockton Borough Council, Band G (£4267 min)

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains Electricity supply – Mains Water Supply – Mains Sewerage – Mains Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – N/a

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

The property is subject to an annual community charge of approx £525.00 including VAT to cover security services and the maintenance of public open spaces.

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.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

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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