

Gowland  
White

## Black Wood, Wynyard, TS22 5GQ

A high calibre family home offering 3,142 sq ft of quality living space and set on a prime 0.3 acre cul-de-sac plot within Wynyard's highly desirable Black Wood development. This impressive home was originally built with five bedrooms but currently configured as four, now enhanced by a dressing room to the principal suite as just one example of the long list of upgrades.

The property is set back from the quiet cul-de-sac and is approached via a brick pillared entrance to its substantial drive, with electric charging point. There is lots of parking and easy turning space, plus a detached triple garage. The porticoed entrance welcomes you into a spacious reception hallway with tiled flooring which continues through much of the ground floor, and with a white spindled staircase turning up to the first-floor landing. There are three reception rooms, one of which flows through to the kitchen creating an open plan layout to the rear of the ground floor and undoubtedly being the family hub of the home. The impressively fitted kitchen features a range cooker and Belfast sink. A bright garden room style dining area continues the open plan theme at the rear, where it enjoys a wonderful outlook onto the rear garden. The hallway gives access to a large cloaks/WC.

As you head up the staircase, you arrive onto the huge first floor landing with its own snug seating area to the front. The landing gives access to four large double bedrooms and the family bathroom, with bath and separate shower. The luxurious principal bedroom suite to the rear of the house is large and well proportioned, with a large en-suite with both bath and shower plus a dressing room with fitted wardrobes. Bedroom 2 also features an en-suite shower room. The property has a dual zone gas central heating system but it is the rare bonus of air-conditioning to all four bedrooms that will be appreciated during the warmer months

£825,000



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The rear garden is wide and wraps round to the side of the house. It enjoys a good level of privacy and is surely ideal for entertaining.  
Wynyard is one of region's most exclusive addresses, close to mature woodland and miles of walks, yet ideally positioned for easy commuting via both the A19 and A1(M). Wynyard has a championship golf club and an excellent range of retail/leisure outlets including a village gastro pub, café, restaurant, store, pharmacy and a primary school.

PORCH

HALL

LOUNGE  
22'5" x 14'11" (6.83m x 4.55m)

SITTING ROOM  
14'11" x 14'11" (4.55m x 4.55m)

KITCHEN  
28'2" x 9'10" (8.59m x 3.00m )

GARDEN ROOM/DINING ROOM  
12'9" x 12'5" (3.89m x 3.78m )

FAMILY ROOM  
17'7" x 14'11" (5.36m x 4.55m)

CLOAKROOM/WC  
7'6" x 6'5" (2.29m x 1.96m)

LANDING  
12'8" x 26'3" max (3.86m x 8.00m max)

MASTER BEDROOM  
15'8" x 15'2" (4.78m x 4.62m )

EN-SUITE  
13'8" x 6'2" (4.17m x 1.88m )

DRESSING ROOM  
10'8" x 8'9" (3.25m x 2.67m)

BEDROOM TWO  
15'1" x 13'3"" (4.60m x 4.04m")

EN-SUITE  
8'7" x 3'9" (2.62m x 1.14m)

BEDROOM THREE  
15'2" x 10'5" (4.62m x 3.18m)

BEDROOM FOUR  
15'3" x 9'0" (4.65m x 2.74m)

BATHROOM  
9'4" x 7'8" (2.84m x 2.34m)

TRIPLE GARAGE  
28'3" x 17'11" (8.61m x 5.46m)

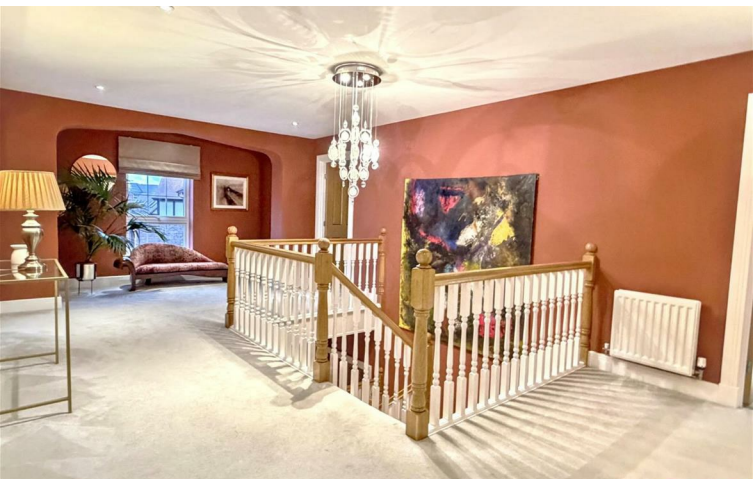
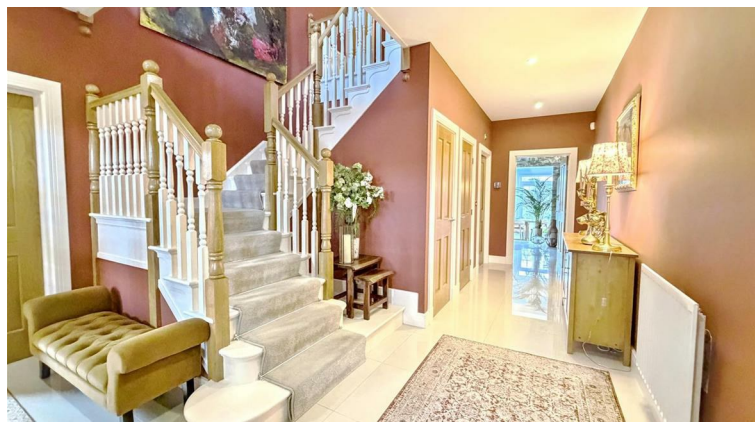
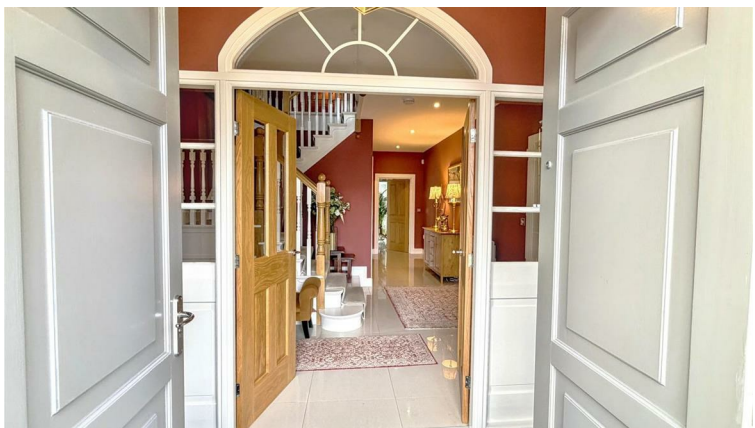
AML PROCEDURE  
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

NOTE:  
The property is subject to an annual community charge, understood to be £453 for 2026, to cover security costs and the maintenance of public open spaces.



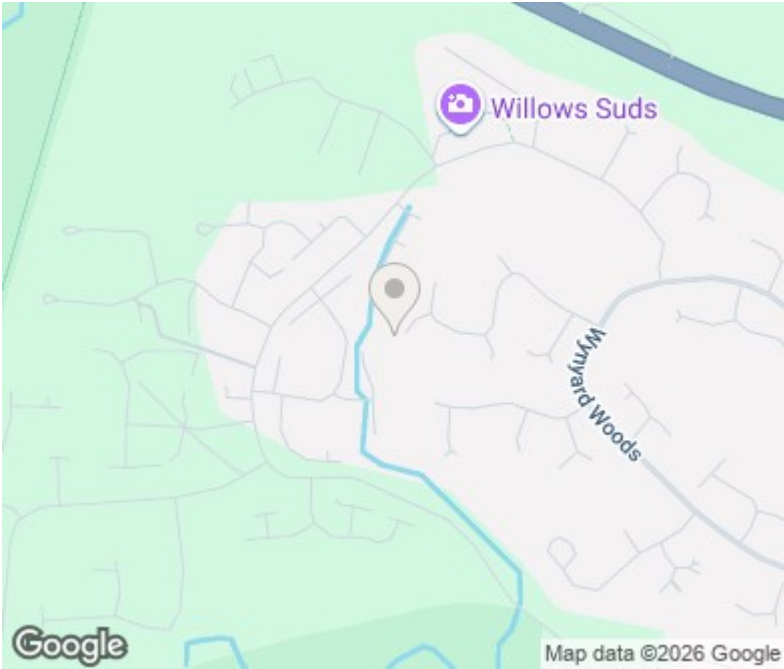
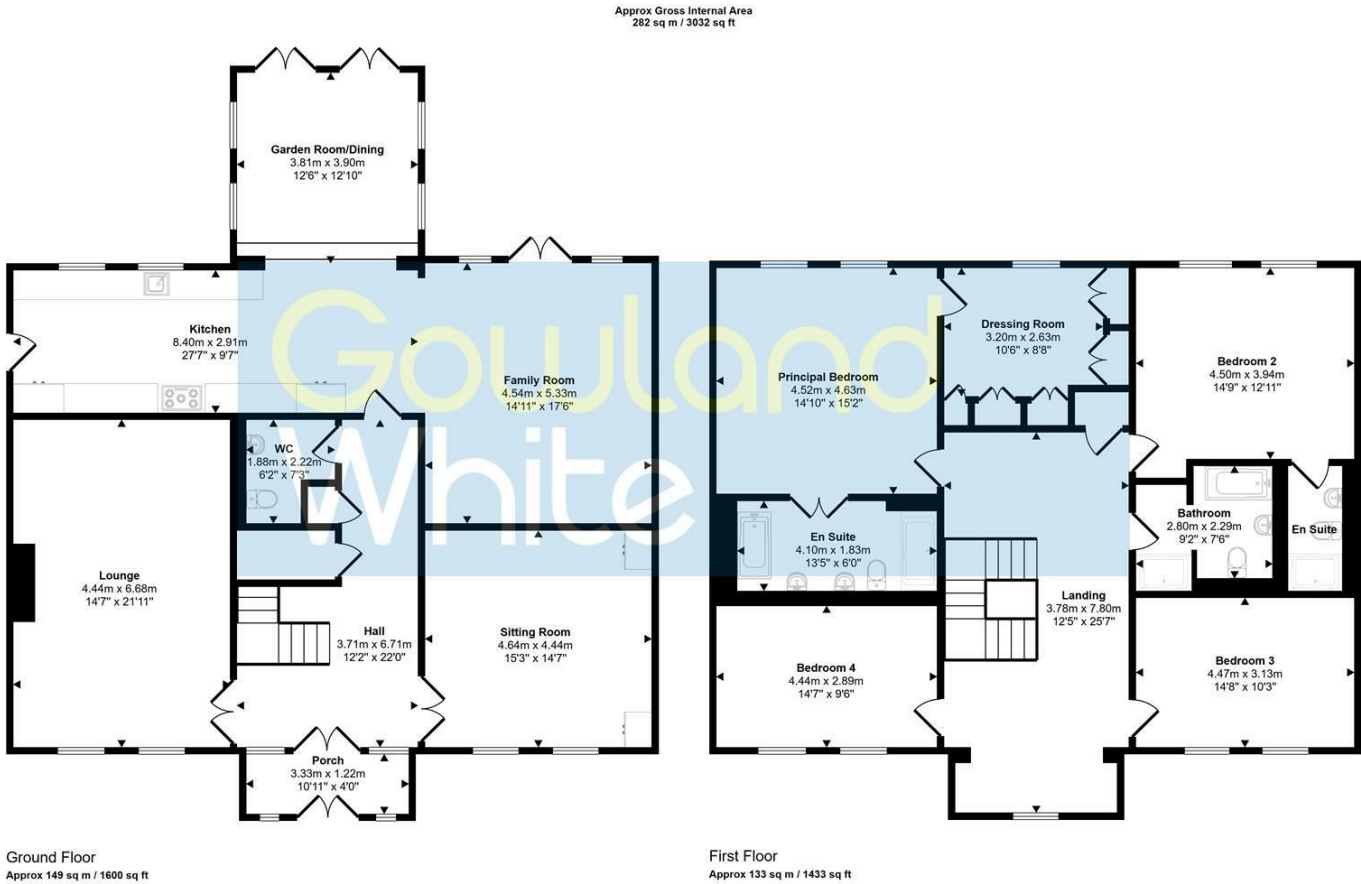
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

**VIEWING**  
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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