



## 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:

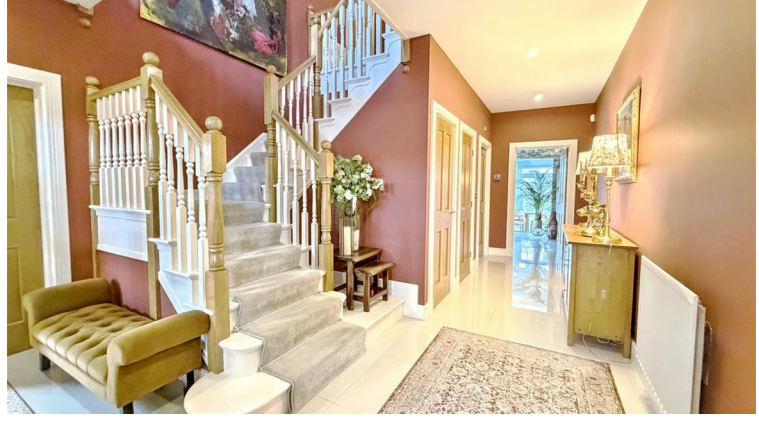
The property is subject to an annual community charge, understood to be £453 for 2026, to cover security costs and the maintenance of public open spaces.



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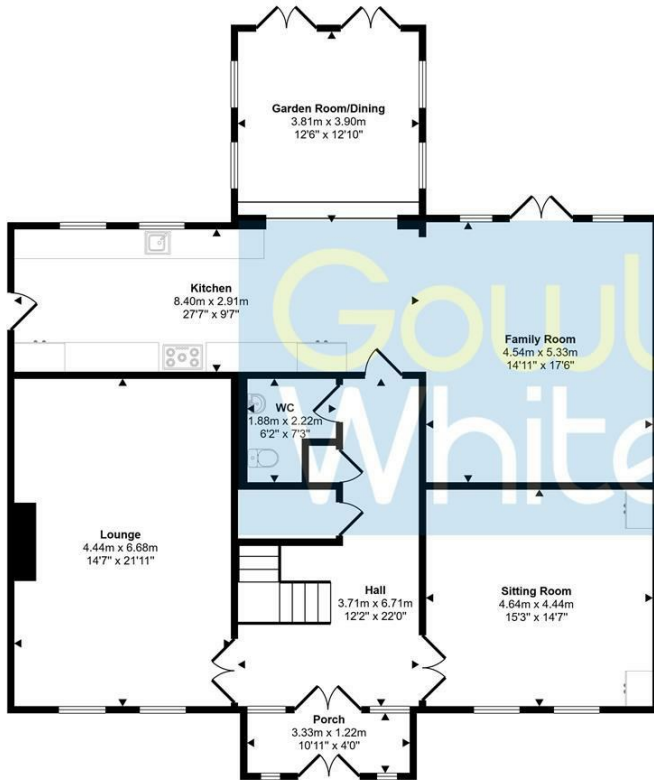
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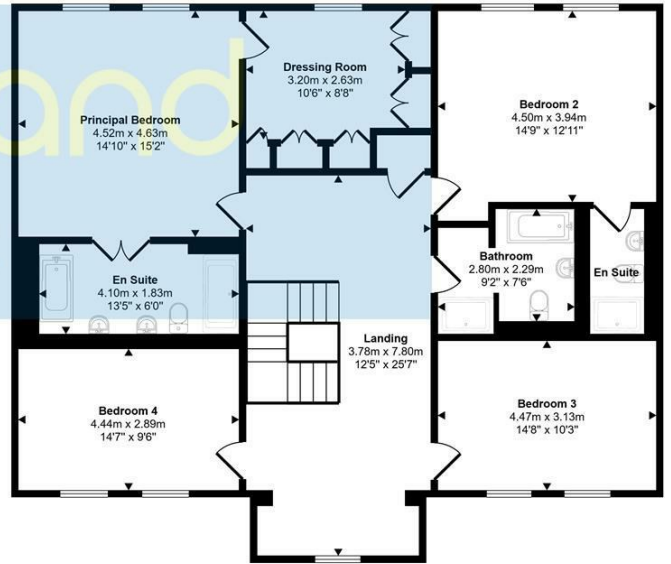


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Approx Gross Internal Area  
282 sq m / 3032 sq ft

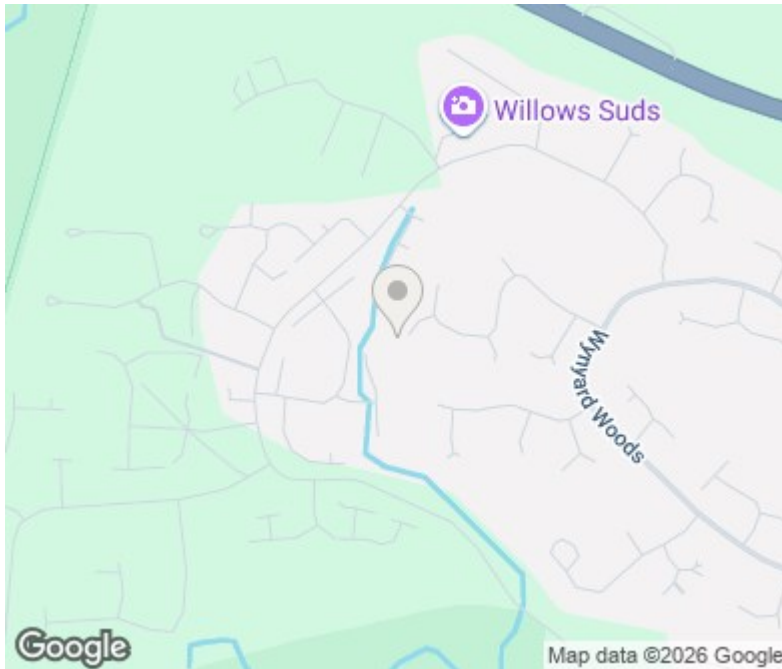


Ground Floor  
Approx 149 sq m / 1600 sq ft



First Floor  
Approx 133 sq m / 1433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	Current	Potential
Very very efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	82	84
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

## VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk

Tel: 01642 615657