



## 12 Rose Vale , Wynyard, TS22 5FJ

AVAILABLE IMMEDIATELY - SORRY NO PETS OR SMOKERS

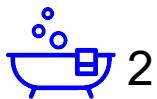
Set in the highly sought-after Wynyard area, this impressive four-bedroom detached home by Story Homes offers the perfect combination of luxury, comfort, and practicality. Designed for modern family living, the property provides generous space, quality finishes, and a peaceful setting.

The home features an attractive frontage with a block-paved driveway for two cars and an integrated garage. Inside, a welcoming hallway leads to a spacious lounge at the front, which is ideal for relaxing or entertaining. To the rear, the open-plan kitchen and dining area form the heart of the home, featuring modern fittings, plenty of storage, and patio doors opening to the garden for easy indoor-outdoor living.

Upstairs are four well-sized bedrooms, including a master with en-suite, plus a stylish family bathroom. Each room is bright, thoughtfully designed, and finished to a high standard.

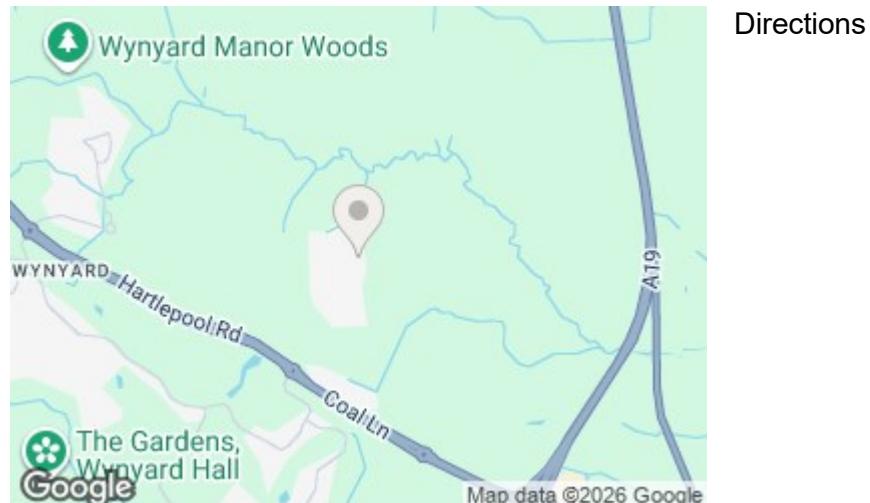
**£1,800 Per Month**

# 12 Rose Vale , Wynyard, TS22 5FJ



- 4 BEDROOM
- STYLISH KITCHEN
- GAS CENTRAL HEATING
- DETACHED PROPERTY
- APPLIANCES INTEGRATED
- OFF ROAD PARKING
- GREAT LOCATION
- GARAGE

LOUNGE	ENSUITE
15'9" x 11'10" (4.80m x 3.61m)	8'1" x 3'9" (2.46m x 1.14m)
KITCHEN/DINING ROOM	BEDROOM TWO
24'10" x 9'8" (7.57m x 2.95m)	13'6" x 9'1" (4.11m x 2.77m)
UTILITY ROOM	BEDROOM THREE
8'1" x 7'7" (2.46m x 2.31m)	11'11" x 9'1" (3.63m x 2.77m)
DOWNSTAIRS WC	BEDROOM FOUR
4'9" x 2'10" (1.45m x 0.86m)	10'2" x 8'2" (3.10m x 2.49m)
STORAGE ROOM	BATHROOM
LANDING	9'9" x 6'8" (2.97m x 2.03m)
BEDROOM ONE	GARAGE
11'8" x 11'5" (3.56m x 3.48m)	10' x 8'1" (3.05m x 2.46m)





## Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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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	