

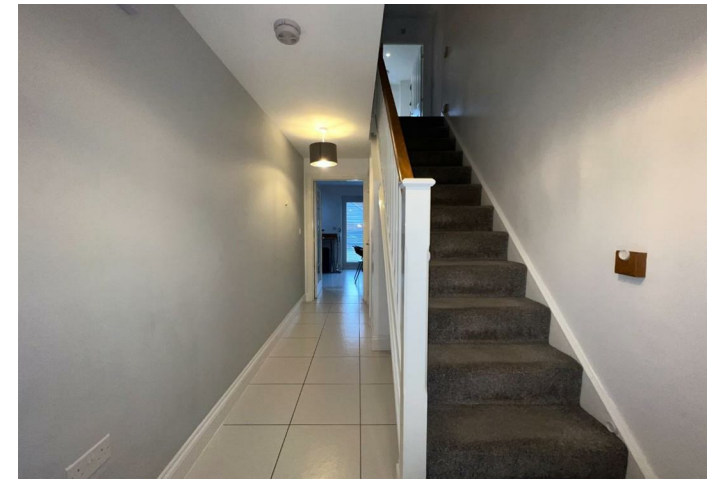


ROBINSONS
SALES • LETTINGS • REGENCY & RURAL

5 SUMMER LANE
WYNYARD | TS22 5PY

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Occupying a lovely position upon Summer Lane, enjoying a South facing garden to the rear that is not directly overlooked. Built by Taylor Wimpy to the 'Eynsham' design, the home provides modern day living. Beautifully presented the 4 bedroom detached home features spacious living making it ideally suited to family living. Downstairs a large living room is located to the front, whilst running the full width of the property to the rear is the open plan breakfasting kitchen fitted with a range of contemporary units and built in appliances. The layout has been modified to incorporate Bi fold doors into the formal dining room, opening up the whole space up if required with ease French Doors lead into the rear garden. To the first floor both the Master bedroom and a second bedroom benefit from en-suite facilities, whilst the remaining 2 bedrooms are serviced by the family bathroom. Externally there is enough parking for 2 vehicles to the front in addition to the single integral garage. Whilst to the rear there is a lovely sized lawned gardens with planted borders.

















AGENTS NOTES:-

All main services

- * Gas fired central heating via radiators & HIVE controls
- * Fully upvc double glazed.
- * EER: B84
- * Council Tax Band: F - Hartlepool
- * Still under NHBC Building Warranty
- * No chain

* The property is subject to a community charge of £380.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

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.

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.

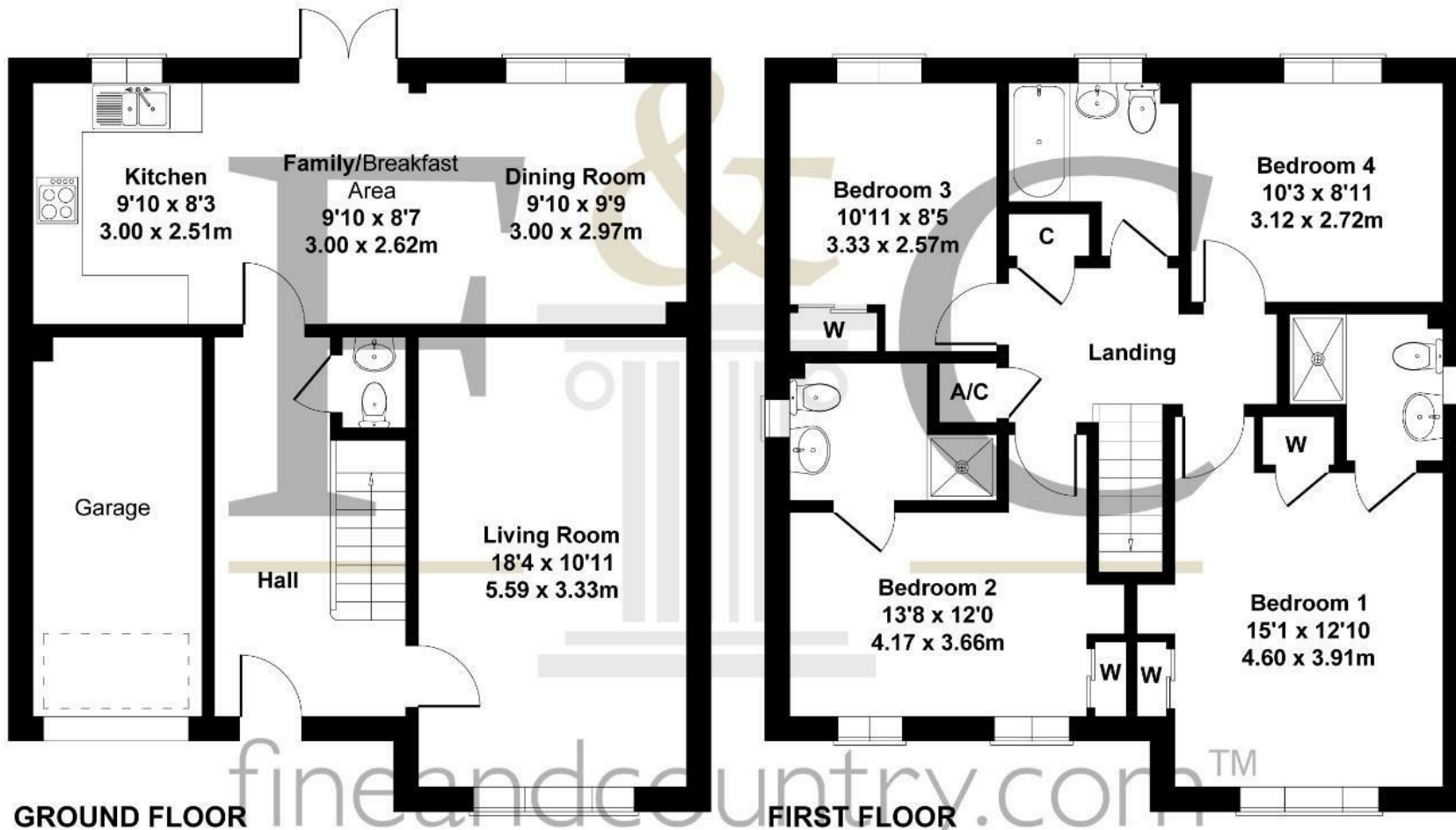
VIEWINGS:-

Via Fine & Country Wynyard

Tel: 01740 645444

5 Summer Lane

Approximate Gross Internal Area
1434 sq ft - 133 sq m



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. 2020

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.

Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

info@robinsonswynyard.co.uk