



Honeysuckle Close, Wynyard, TS22 5UT  
5 Bed - House - Detached  
£450,000

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# Honeysuckle Close Wynyard, TS22 5UT

Welcome to Honeysuckle Close, a remarkable five-bedroom detached family home located in the prestigious Wynyard Park. This property, originally crafted by Taylor Wimpey as 'The Lavenham', offers an exceptional living experience on a generous plot, complete with a well-kept front lawn and a beautifully landscaped private garden at the rear, perfect for both relaxation and entertaining.

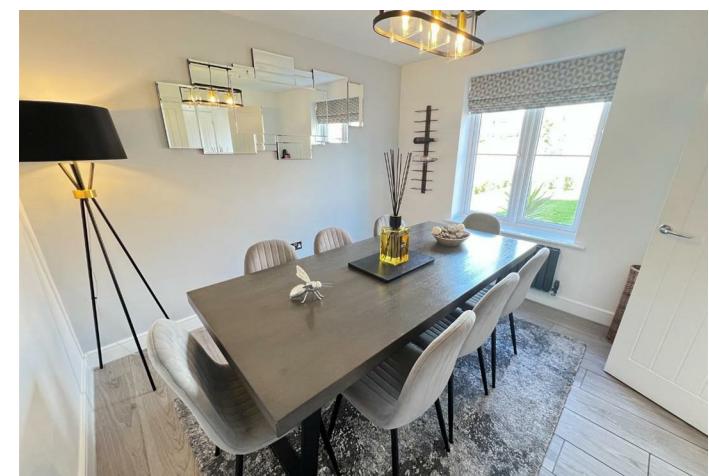
As you step inside, you are welcomed by a spacious reception hallway, featuring crisp white walls and elegant pale grey porcelain tiled flooring that flows seamlessly throughout much of the ground floor. To the right, double doors open into a well-proportioned dining room or study, which is bathed in natural light from a large window overlooking the front garden. A thoughtfully designed cloakroom adds convenience for guests.

The modern kitchen and utility area are equipped with upgraded sinks, taps, and a water filter, enhancing functionality. The spacious lounge, adorned with acoustic panelling, provides a serene space for relaxation. Upgraded radiators and light switches throughout the home add a touch of modernity and comfort.

The main white spindle staircase, centrally located in the hallway, leads you to the first floor, where a central landing provides access to five well-appointed bedrooms and a modern family bathroom. The two largest double bedrooms each boast en-suite shower rooms, ensuring privacy and comfort for family members or guests. The family bathroom is fitted with a contemporary white suite, catering to the needs of the household.

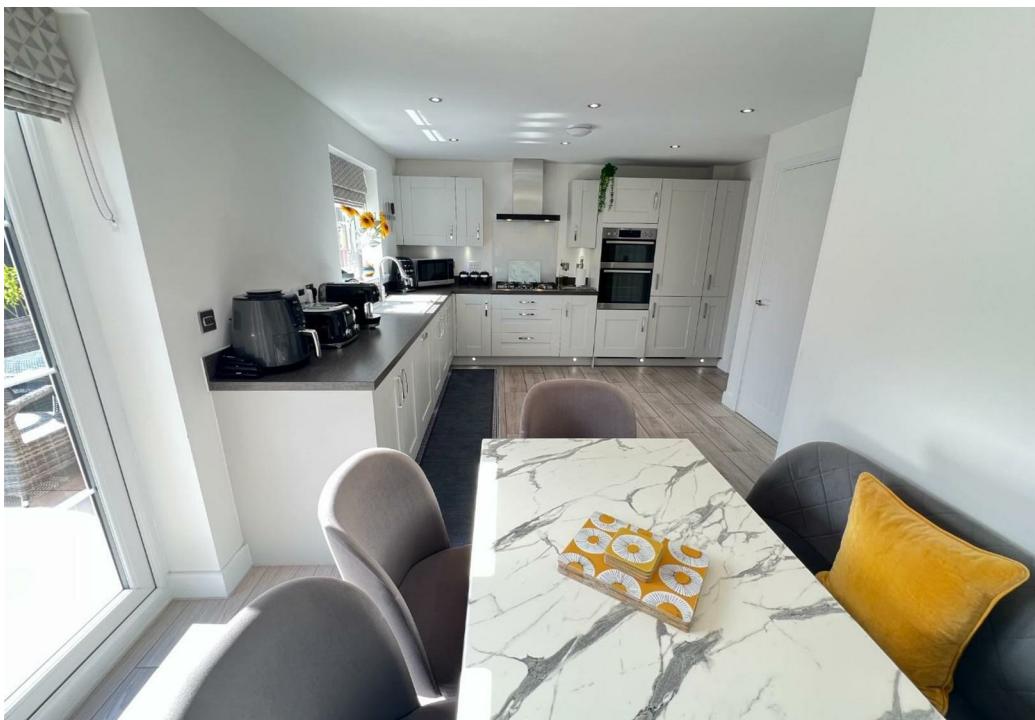
The rear garden is a true highlight of this property, featuring a walled perimeter that offers seclusion, complemented by a blend of porcelain patio and lush lawn, ideal for family gatherings or quiet evenings outdoors.

Wynyard itself is a vibrant community, offering a variety of local amenities, including a Village Store, Salon, Gastro Pub, and the delightful Glasshouse Cafe.













## GROUND FLOOR

### Entrance Hall

#### Lounge

17'2" x 12'9" (5.25 x 3.90)

#### Dining Room/Study

10'5" x 10'0" (3.20 x 3.06)

#### Kitchen/ Breakfast Room

18'8" x 12'8" (5.69 x 3.87)

#### Utility

#### W C

## FIRST FLOOR

### Landing

#### Bedroom 1

14'10" x 12'5" (4.53 x 3.81)

#### En Suite

#### Bedroom 2

12'5" x 11'6" (3.81 x 3.52)

#### En Suite

#### Bedroom 3

11'1" x 8'9" (3.40 x 2.69)

#### Bedroom 4

10'11" x 8'9" (3.35 x 2.69)

#### Bedroom 5

9'10" x 9'1" (3.00 x 2.78)

### Family Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4 Mbps, Superfast 30 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Poor-Good

Tenure: Freehold

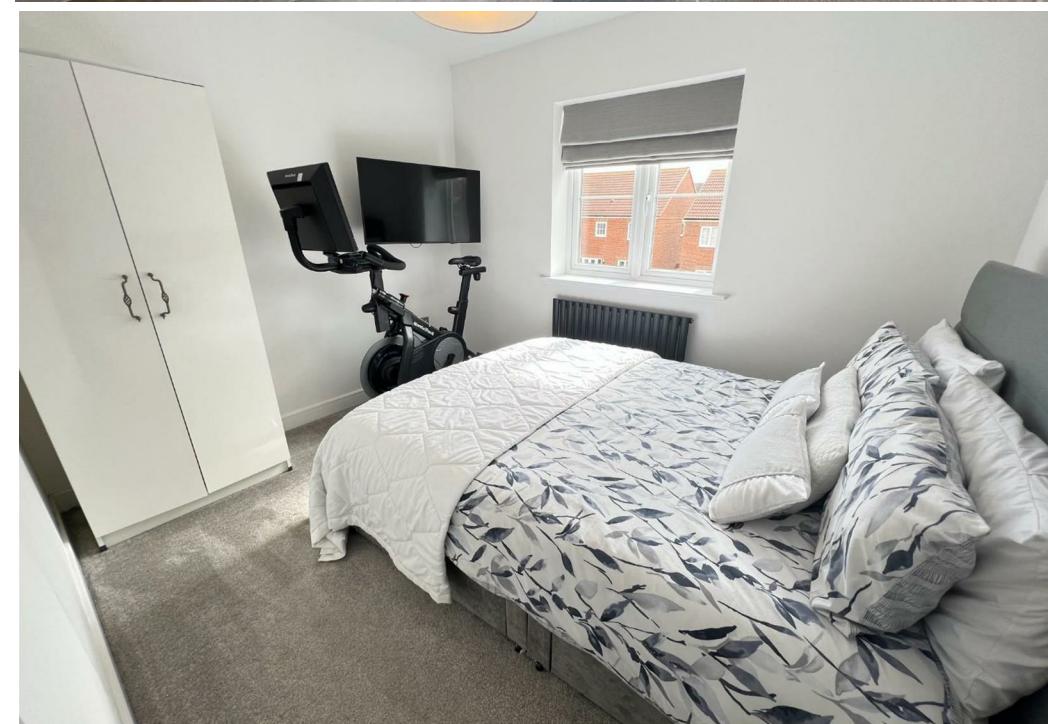
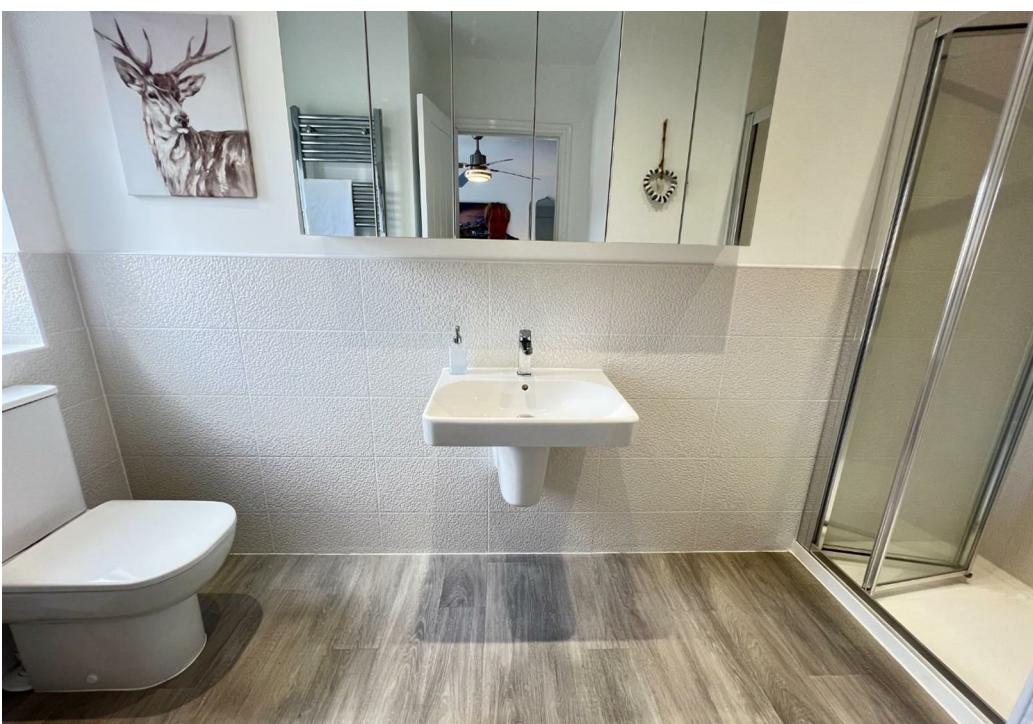
Council Tax: Durham County Council, Band F (£3609 Min)

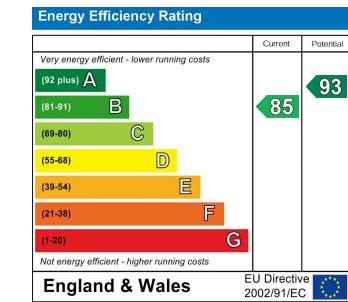
Energy Rating: B

The property is subject to a community charge of £385 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

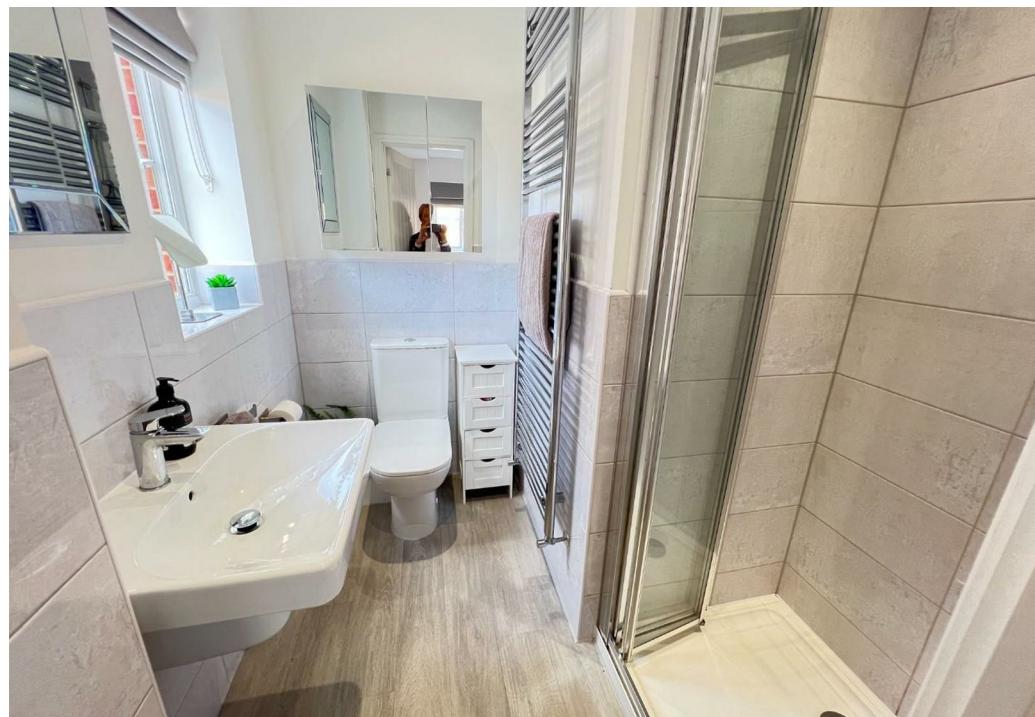
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

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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









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