

Harebell Close, Wynyard, TS22 5UR
5 Bed - House - Detached
£495,000

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Harebell Close
Wynyard, TS22 5UR

AN EXCEPTIONAL FIVE BEDROOM EXECUTIVE DETACHED HOME – EXTENSIVELY UPGRADED – STUNNING LANDSCAPED GARDENS WITH WOODLAND VIEWS – DOUBLE GARAGE – NO ONWARD CHAIN!

Occupying an enviable position at the head of a peaceful cul-de-sac within prestigious Wynyard, this outstanding five bedroom detached residence offers luxurious family living, beautifully upgraded interiors and impressive outdoor entertaining spaces. Finished to an exceptional standard, the property boasts numerous enhancements including new internal and external doors, stylish Moduleo flooring throughout much of the ground floor, contemporary vertical radiators and a stunning lounge featuring a bespoke media wall with acoustic side panelling.

Offering three versatile reception rooms, the accommodation centres around a fabulous open-plan kitchen, dining and family area, perfect for modern living and entertaining. The impressive kitchen boasts integrated appliances, upgraded worktops, stylish copper taps and handles, a boiling water tap and water softener A separate utility room and beautifully refitted guest WC complete the ground floor.

To the first floor are five generously proportioned bedrooms, four benefiting from fitted wardrobes, providing excellent storage. The impressive master bedroom enjoys a stylishly refitted en-suite, whilst a second bedroom benefits from its own en-suite facilities. A well-appointed family bathroom completes the accommodation.

Externally, the property is equally impressive. The beautifully landscaped, west facing private rear garden enjoys delightful woodland views and features extensive porcelain tiled patios, creating superb spaces for alfresco dining, entertaining and relaxation. To the front, attractive landscaped gardens complement a generous driveway providing parking for up to four vehicles, an EV charging point and a double garage.

A TRULY OUTSTANDING FAMILY HOME COMBINING SPACE, STYLE AND LUXURY IN ONE OF WYNYARD'S MOST DESIRABLE SETTINGS.































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 breath-taking 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 Robinsons Regency & Rural
Tel: 01740 645444
Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Hartlepool Council, Band G - Approx. £4267 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – N/A
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £60 (inc. VAT) per individual purchaser applies for carrying 0ut these checks.

*The property is subject to an annual community charge of £454.00 including VAT to cover security services and the maintenance of Wynyard public open spaces.

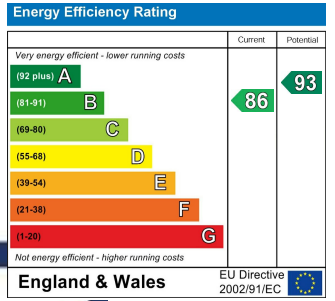












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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











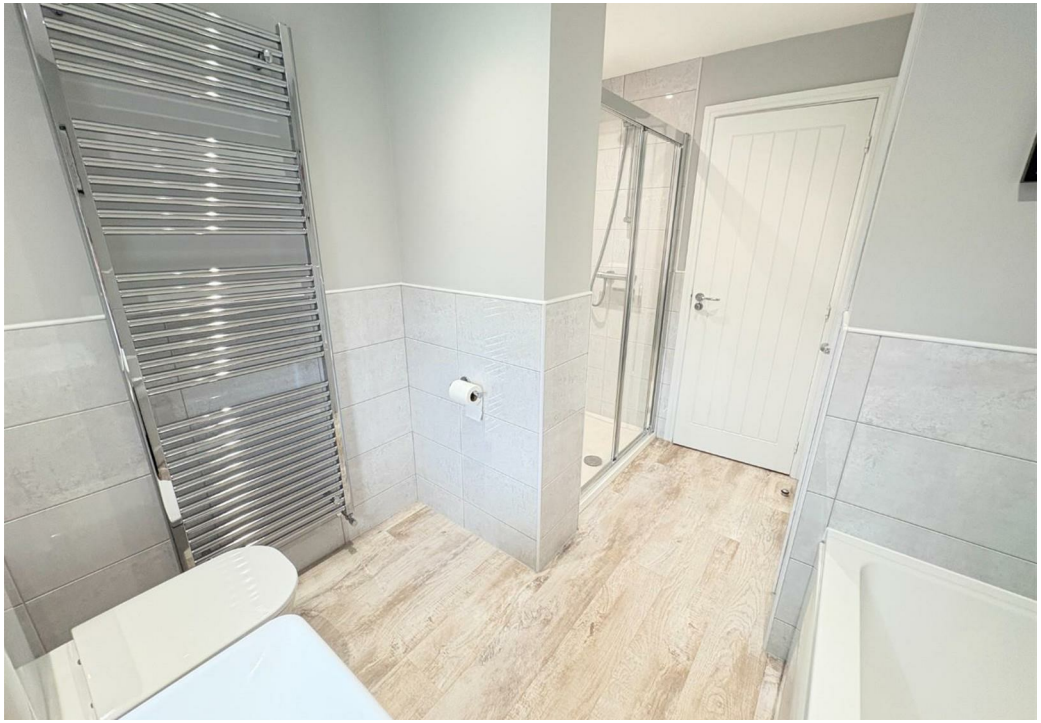
























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