



Gledstone, Wynyard, TS22 5GF
5 Bed - House - Detached
O.I.R.O £960,000

EPC Rating:
Tenure: Freehold
Council Tax Band: H



**SMITH &
FRIENDS**
ESTATE AGENTS

Gledstone Wynyard, Wynyard, TS22 5GF

This exceptional classy and stylish detached house tucked away in Gledstone accessible from Wynyard Woods is the perfect family purchase. Offering five bedrooms, four bathrooms and spread over three levels. Presented to an exceptional high level throughout this beautiful home has been well maintained over the years by the current vendor.

Comprising of a grand entrance hallway, study, dining room, cloakroom, utility, spacious lounge, summer room, utility and open plan kitchen/diner on the ground floor. The kitchen/diner over looks the suntrap rear garden and is an delightful area for entertaining.

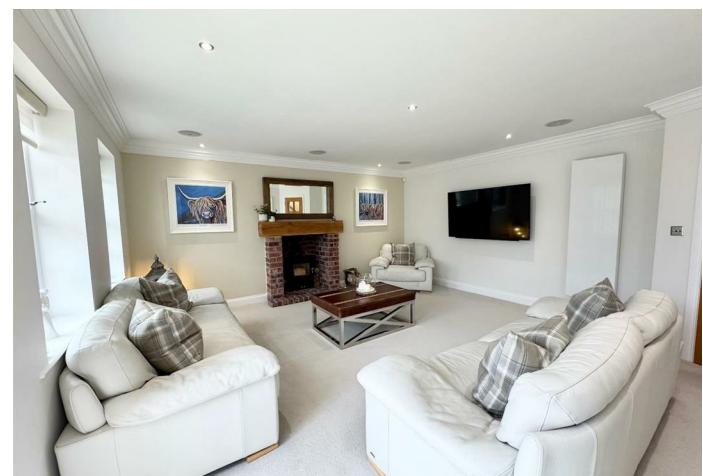
The first level offers four excellent proportioned bedrooms with the main suite benefiting from fitted curved robes and an executive ensuite bathroom with heated flooring. Three further bedrooms, with a jack and jill ensuite. The outstanding main family bathroom consists of a free standing bath, walk in shower and heated flooring. The grand open landing overlooks the front aspect of the property.

The upper level comprises of a walk in wardrobe/storage, ensuite and a bedroom which is currently designed as a home gym.

Annex - Offers its own entrance, stairs to the upper level which is currently used as a games room/bar area and ensuite shower room. This could easily be presented as a lounge/kitchen annex flat perfect for a teenager or other family members.

Externally - Beautiful landscaped south facing garden to the rear, four garages detached from the main house, more than generous parking, electric gates access and CCTV making this superb plot safe, secure and comfortable to reside at.

Location - Situated off Wynyard Woods Gledstone is close to the village amenities, The Stables, Wynyard Golf Club and Wynyard Hall. A19/A1 is close by and is ideal for commuting.











GROUND FLOOR

ENTRANCE VESTIBULE

Via front entrance door, Internal doors, radiator

ENTRANCE HALL

Central staircase, two radiators, double internal doors into vestibule.

STORAGE ROOM

Double glazed window to front aspect, radiator and carpet.

CLOAKROOM

Double glazed window to front, part tiling, WC and radiator.

STUDY

Two double glazed windows to front, carpet flooring, radiator and inset spotlights.

LOUNGE

Carpet, log burner, two internal double glazed windows, full length radiator, inset spotlights, ceiling speakers, internal doors to conservatory.

SUMMER ROOM/CONSERVATORY

High gloss tiled flooring.

OPEN PLAN KITCHEN/DINER

Double glazed double doors to rear, storage cupboards, inset spotlights, ceiling speakers, radiator, high gloss tiled flooring, two double glazed windows to rear, electric hob, two built-in ovens, built-in microwave, part tiling, inset spot lights, under floor heating, double glazed doors to rear.

UTILITY

Double glazed window to front aspect, door to rear, sink and drainer, base units, Worcester boiler, under floor heating.

DINING ROOM

Two double glazed windows to front aspect, carpet, radiator.

FIRST FLOOR

LANDING

Carpet flooring, walk in double glazed window to front, inset spotlights, radiator, stairs to second floor.

MASTER BEDROOM

Three double glazed windows to rear. carpet, inset spotlights, two radiators, fitted curved wardrobes.

EN SUITE BATHROOM

High gloss tiled flooring, fully tiled walk-in shower, Jacuzzi style

bath, vanity wash hand basin, WC, inset spotlights, heated towel rail, under floor heating and two double glazed windows to rear.

BEDROOM TWO

Carpet flooring, inset spotlights, fitted wardrobes, radiator, two double glazed windows to front.

BEDROOM THREE

Carpet flooring, two double glazed windows to rear, radiator, fitted wardrobes, access to Jack and Jill en suite.

JACK AND JILL EN SUITE

Shower cubicle, wash hand basin, WC, tiled flooring, double glazed window to side, radiator.

BEDROOM FOUR

Two double glazed windows to front, carpet, fitted wardrobes, radiator, access to Jack and Jill en suite.

FAMILY BATHROOM

Walk-in shower, free standing bath, fully tiled walls and flooring, two heated towel rails, storage cupboard, two double glazed windows to rear.

SECOND FLOOR

LANDING

Access to walk-in wardrobe.

BEDROOM FIVE

Currently used as a gym. Two double glazed skyline windows to rear, radiator, carpets, inset spotlights.

EN SUITE

Shower cubicle, wash hand basin, WC, part tiled shower, carpet, radiator.

FOUR GARAGES

ANNEX

ANNEX ENTRANCE

Carpet, stairs to bar, uPVC door, double glazed skyline window, part tiled.

ANNEX EN SUITE

Double glazed window to front, shower cubicle, wash hand basin, WC, inset spotlights, radiator, double glazed skyline window, double glazed window, flooring.

ROOM







Approximate total area⁽¹⁾

2987.42 ft²
277.54 m²

Reduced headroom
5.53 ft²
0.52 m²



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		
Reduced headroom Below 5 ft/1.5 m		
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.		
Calculations are based on RICS IPMS 3C standard.		
GIRAFFE360		
England & Wales	EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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