



## 1 BREYDON CLOSE WYNYARD, TS22 5UH

£370,000  
FREEHOLD

Occupying a prime corner plot on the prestigious Wynyard Estate, this impressive five bedroom detached Charles Church home offers stylish, spacious living perfect for modern family life.

The standout 28ft open plan kitchen, dining and family room features quartz worktops, integrated appliances and two sets of French doors opening onto the south facing rear garden, creating a bright and sociable space ideal for entertaining. A lounge, study, utility room and downstairs WC complete the ground floor.

Upstairs are five well proportioned bedrooms, including a generous master with en suite, alongside a modern family bathroom.

Further benefits include solar panels, double glazing, driveway parking and a double detached garage, all within easy reach of excellent amenities, schools and transport links.

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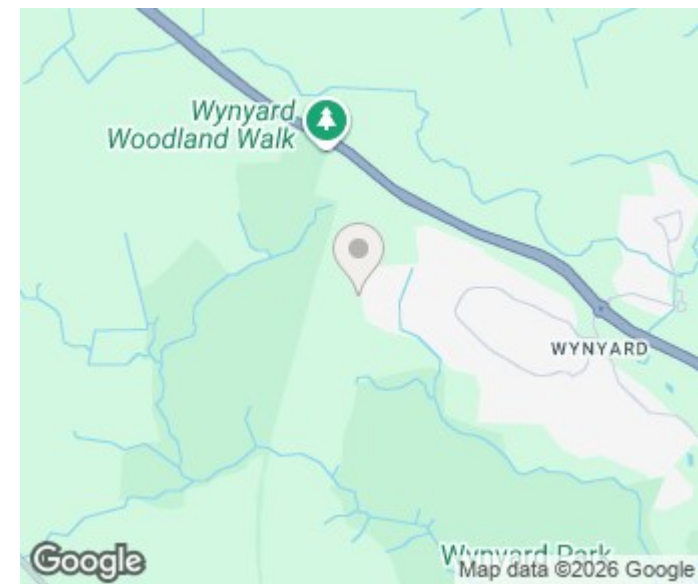


**Ground Floor**



**First Floor**

Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	100	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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