



Stunning Extended Detached Home Offering Over 2,400 sq. ft of High-Quality Living Space Set in a desirable location and originally built by Taylor Wimpey to their flagship 'President' design, this detached home has been significantly enhanced and extended by the current owners to create a truly exceptional residence. Finished to a high specification throughout, the property now offers over 2,400 sq. ft of immaculately presented accommodation — ideal for modern family living. At the heart of the home is a breathtaking open-plan kitchen, dining, and living space that effortlessly blends style and function. Featuring soft cream Shaker-style cabinetry, upgraded integrated appliances, and a striking solid granite island, the kitchen is both elegant and practical. The extension to the rear has created a spacious sitting area, complete with a remote-controlled living flame electric fire, and full-width bi-fold doors that open out onto a private, south-facing garden — perfect for indoor-outdoor living. The ground floor is thoughtfully designed, offering a generous and light-filled entrance hall, a formal lounge with another feature Gazco electric fire, a dedicated study, and a cloakroom/WC. A utility room adds further practicality, and there's even a separate office space, ideal for home working or hobbies. Upstairs, a large central landing provides access to four well-proportioned double bedrooms. The luxurious master suite includes a modern en-suite shower room and a walk-in dressing/storage area. A second bedroom also enjoys the benefit of its own en-suite, while the remaining two bedrooms share a stylish family bathroom, beautifully appointed with quality fittings. Externally, the property continues to impress. A double driveway offers ample parking and leads to a detached double garage. The rear garden, which enjoys a sought-after southerly aspect, is well maintained and provides a peaceful and private outdoor retreat.

Love Lane, Wynyard, TS22 5SD

4 Bedroom - House - Detached

£525,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: G



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Entrance Hallway

1 x front entrance door, tiled flooring, stairs to upper and 1 x radiator,

Study

Lounge

Cloakroom

Tiled flooring, heated towel rail, 1 x front double glazed window, w/c, wash hand basin and spot lights.

Utility

1 x side access door, sink/drain, tiled flooring and base units.

Kitchen

Tiled flooring, 1 x rear double glazed windows, spot lights, central breakfast seating area and 1 x radiator.

Reception Room

Carpet floorings, rear double glazed doors, integrated fire, spotlights, and double glazed windows.

Reception Room

Double glazed side window, 1 x radiator, carpet flooring and spot lights.

Landing

Carpet flooring, loft access, storage cupboard and 1 x radiator.

Master Bedroom

Flooring, fitted robes, 1 x radiator and front double glazed window.

Ensuite

Shower cubicle, wash hand basin, w/c, heated towel rail, flooring, part tiled and spotlights.

Bedroom Two

1 x rear double glazed window, fitted robes, carpet flooring and 1 x radiator.

Ensuite

1 x side double glazed window, shower cubicle, part tiled, w/c, wash hand basin, spotlights and heated towel rail.

Bedroom Three

1 x rear double glazed window, fitted robes, carpet flooring and 1 x radiator.

Bedroom Four

1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom

1 x front double glazed window, heated towel rail, spotlights, wash hand basin, w/c, bath, part tiled and flooring.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 2257 ft²
 209.9 m²
 Reduced headroom
 19 ft²
 1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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. We 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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