



## 16 Lipwood Way Wynyard, Wynyard, TS22 5UG

**£450,000**



**\*\* CHAIN FREE \*\***

Igomove are delighted to present this exceptionally well-presented, detached home standing in a fabulous corner plot position within the highly sought Charles Church Development in Wynyard.

**Location:**

The location of Wynyard itself needs little to no introduction due to its honourable reputation, possessing one of the North East's most exclusive addresses as well as its range of amenities at its doorstep such as the Village Store, Salon, Gastro Pub, Glasshouse Café & Restaurant, Dentist, Pharmacy and of course the reputable Wynyard Hall featuring fine dining and a luxurious spa as well as Wynyard Golf Course set within the beautiful countryside, providing for prestigious country living. In addition to enjoying fast connections to both A19 & A1, it also benefits from a highly regarded school only a short few minutes away.



## About The Property:

A private driveway boasting ample parking and a beautiful manicured lawn approaches this glamorous home. Set out over two storeys, the downstairs is spacious and conventional in its layout. As one walks in, you are met with a bright and lengthy hallway setting the tone for this gorgeous home. To its immediate left is a beautifully styled & generously sized lounge, the perfect place to restore and relax. Adjacent lies the spacious reception room currently used as a dining room. Following down the hallway you enter into the pristine open plan kitchen/dining/family area which is flooded with natural light & character. The impressive kitchen space benefits from a built in fridge freezer, hob, extractor fan, dishwasher and convenient double oven. The family area adds versatility, creating a space to relax or host with family and friends. Located just off the kitchen lies is a separate utility room which also grants access to the side of the property where one finds the detached double garage. The downstairs WC is conveniently located just off the kitchen in the hallway.

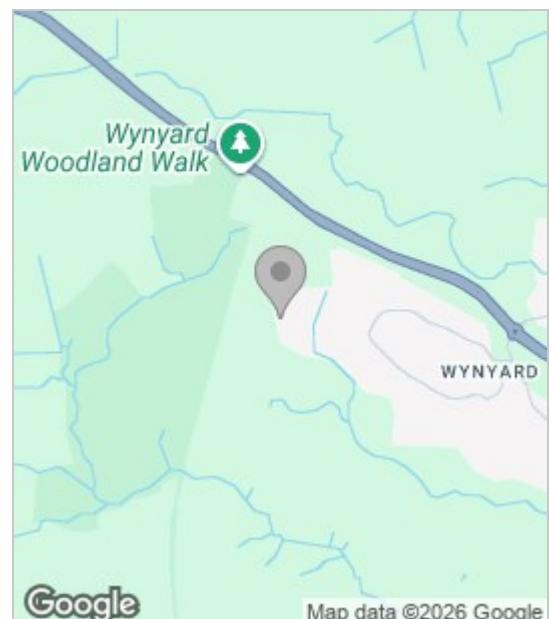
As you ascend the staircase you are greeted by a lengthy landing playing host to all the upstairs accommodation. The master bedroom is a truly indulgent space with a highly spacious living accommodation. The master en-suite is partially tiled and finished in natural tones with a sink unit, modern white toilet walk-in shower and fitted bath. The second and third bedrooms are highly spacious and flooded with natural light. Bedroom four and five are also of generous size and overlook the rear of the property. All bedrooms boat exceptional space for large free standing wardrobes. The family bathroom is beautifully styled, fitted with sink, modern white toilet, fitted bath and walk in shower.

## Externally:

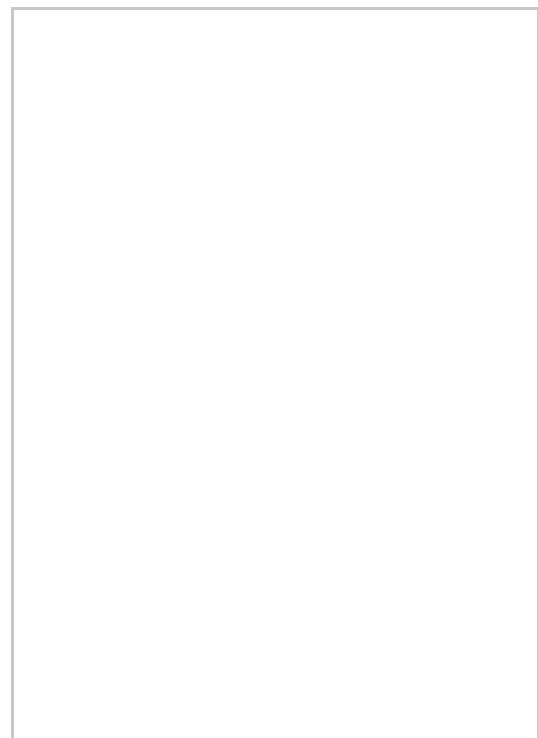
This home benefits from beautifully manicured gardens both to the front & back. Ample private parking compliments this exceptional home which leads to a large detached double garage ideal for further parking. A large garden lies to the rear offering endless opportunities whilst currently well stocked with beautiful plants & shrubbery. Here one also finds ample patio space perfect to relax and unwind under the piercing sun.

Make this exceptional family home your own and book your viewing today. Igomove are open 7 days a week.

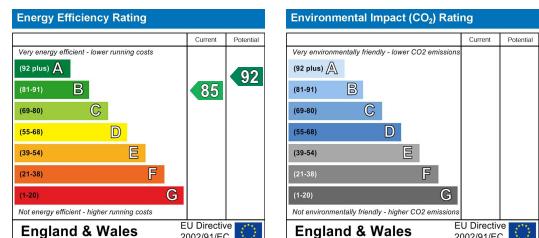
## Area Map



## Floor Plan



## Energy Efficiency Graph



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