Wynyard Park | TS22 5US

1 Elderberry Close
Wynyard Park | TS22 5US

Set in a delightful and private location, this immaculately presented 3/4 bedroom semi-detached townhouse is now on the market. Constructed by Taylor Wimpey and showcasing the 'Ashbourne' design, the ground floor features an exceptional family room with a bay window, a modern kitchen with built-in appliances, dining area, French doors to the rear garden, and a convenient utility room. AND cloaks/CW. Additionally, there practical grey heron bone LVT flooring throughout the ground level.

The first floor offers a spacious and bright living room, which can serve as an optional 4th bedroom, a chic family bathroom, and a third double bedroom, perfect as a nursery or office.

The top floor houses the master bedroom complete with an en-suite and fitted wardrobes, alongside another sizeable double bedroom.

Outside, ample parking is available at the front and side, leading to a detached single garage. The property also boasts an enclosed lawned garden with secure side access.

UNFURNISHED. NO PETS. REQUIRED EARNINGS £46,500 BOND £1550

AGENTS NOTES:

* All mains services
* Freehold
* Local Authority Hartlepool
* Council Tax Band: E Annual Price: £2,909
* Flood Risk - no risk

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Fine and Country cannot accept liability for any information provided.

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. Developed largely in the late 20th century, 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 around the village, together with championship golf courses make it the perfect location for enjoying the outdoors.

Wynyard lies south of the A689 Sedgefield-Hartlepool road and is minutes from the A19. Train services to London and Scotland are available from Darlington while Durham Tees Valley Airport, around 30 minutes away, serves both the leisure and business markets.

VIEWINGS:

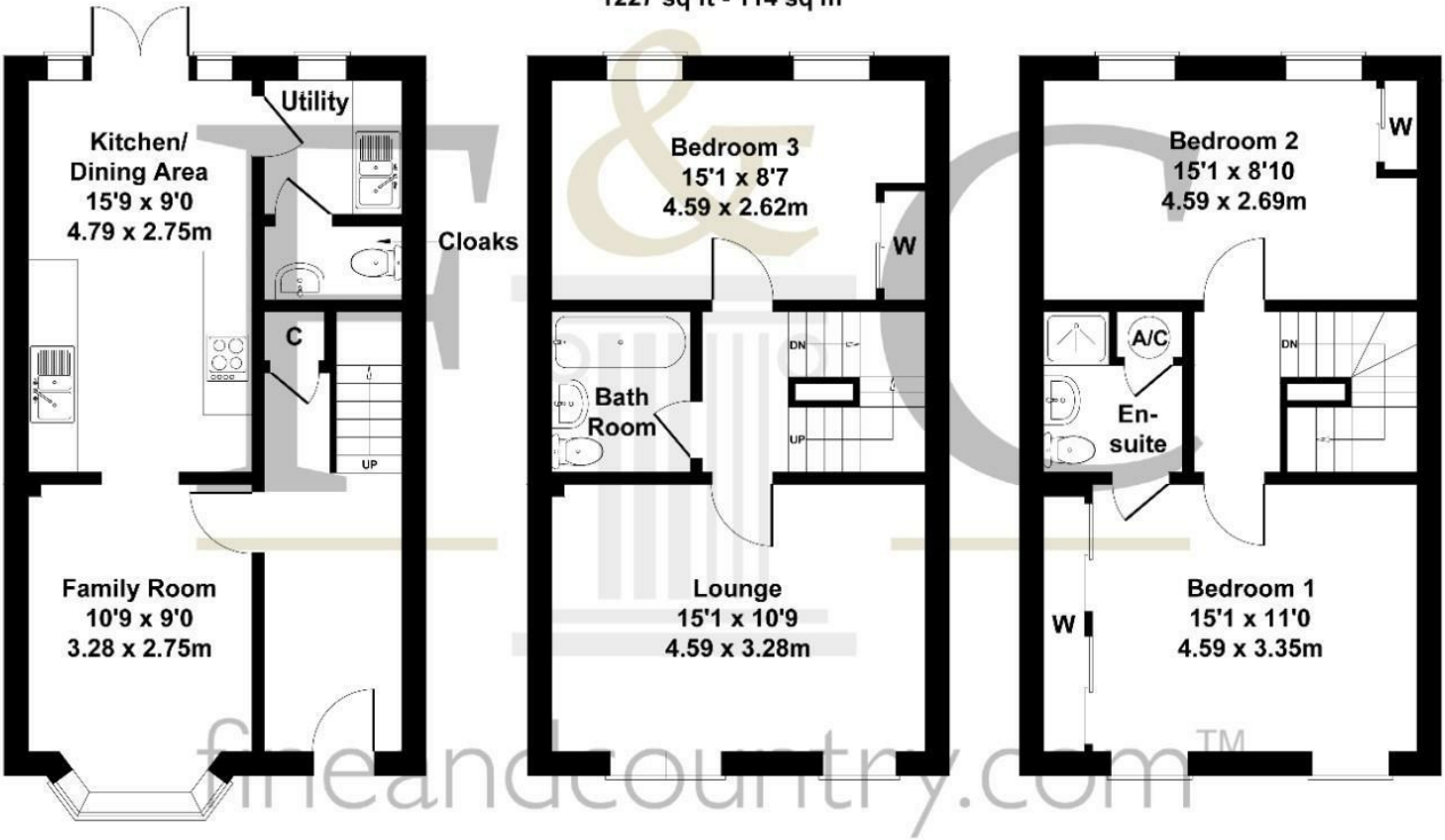
Via Fine & Country
Tel: 01740 645 444
Email: Info@wynyardfineandcountry.co.uk

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

1, Elderberry Close Wynyard, TS22 5US

Approximate Gross Internal Area
1227 sq ft - 114 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.

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