



**FINE & COUNTRY**  
Homes from Robinsons

23 BLACK WOOD  
WYNYARD | TS22 5GQ

## 23 BLACK WOOD WYNYARD | TS22 5GQ

Occupying a pleasant position within this quiet cul-de-sac on the fringe of the exclusive Wynyard Woods development, 23 Black Wood is a 'Rossendale 4' design and offers spacious and versatile family accommodation.

The property has recently undergone a course of refurbishment to bring the property into modern day living. The property is beautifully presented and briefly comprises of a bright and spacious hallway with oak doors and Kardean flooring. To the right hand side is a large lounge, dual aspect with French doors leading to the rear garden. What was formerly the dining room has now been knocked through to the kitchen making a stunning open plan area. The kitchen is fitted with a contemporary range of white units with white quartz work surfaces and large centre island. Built in appliances include double ovens, microwave, induction hob, fridge, freezer, dishwasher and wine cooler. the dining area is suitable for a large table to entertain and has French doors leading to the rear garden. A further family room and utility room are lying adjacent to the kitchen, whilst a useful study and cloaks/wc conclude the ground floor space.

On the first floor there is a modern master bedroom suite with a separate dressing room further ladies dressing room fitted with Hammonds wardrobes and a fabulous en-suite bathroom/shower room. Three further double bedrooms all have en-suites facilities with two of the bedrooms sharing a contemporary 'Jack & Jill' en-suite. The property is reached via a private blocked driveway providing ample parking opportunities. This leads to a double integral garage. The rear south facing gardens are beautifully landscaped with mature shrubbery to the borders There are flowers beds, established fruit trees, a patios.











#### EXTERNALLY:

The property occupies a pleasant position upon this quiet cul-de-sac. Ample block paving to the front, provides extensive parking and leads to the double integral garage. There are maintained lawns to the side with established shrubbery to borders. To the rear of the property there is a beautifully landscaped garden south facing with manicured lawn, centre flower beds, established shrubbery and fruit trees, wrap around patio and a barbecue/entertainment patio area with built-in seating area

#### AGENTS NOTES:

The property is subject to a community charge of £495.00 Inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

- \* All main services
- \* UPVC Double Glazed throughout
- \* Gas fired central heating via radiators
- \* Freehold
- \* EER C75
- \* Council tax band: G £2,712.55
- \* Broadband Broadband:
- 3 Mbps Superfast
- 80 Mbps Ultrafast
- 1000 Mbps Ultrafast
- 1000 Mbps
- \* Flood Risk Very Low

#### 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. 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 can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

#### VIEWINGS:

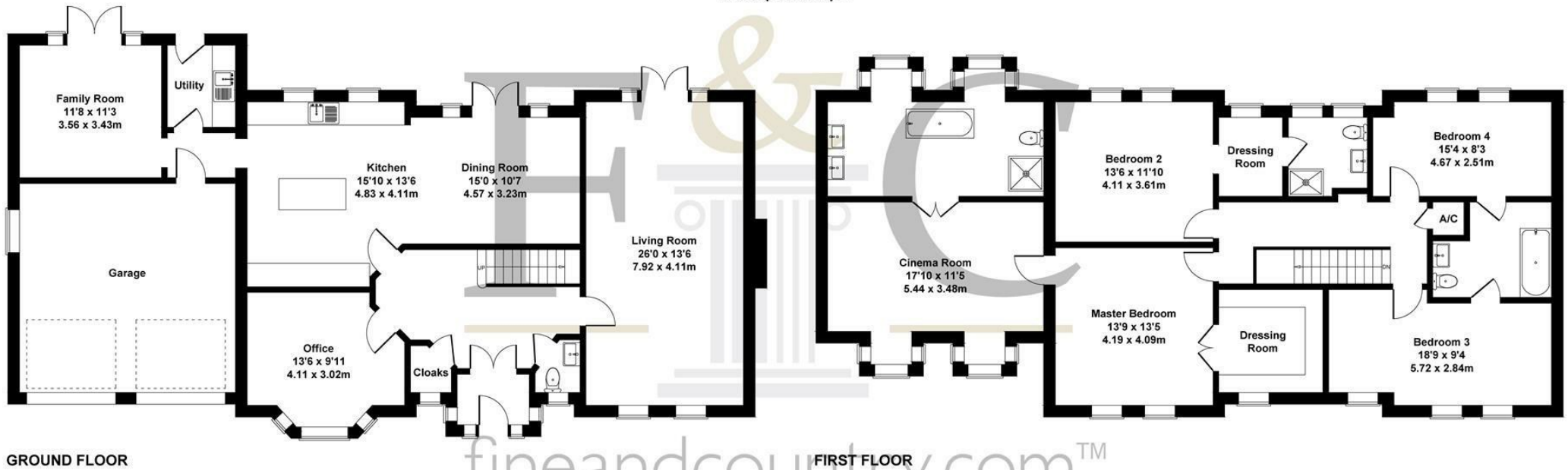
Via Fine and Country, Wynyard.

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## 23 Blackwood, Wynyard

Approximate Gross Internal Area  
3166 sq ft - 294 sq m



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. 2023



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