



FINE & COUNTRY
Homes from Robinsons

2 HONEYPOT CLOSE
WYNYARD PARK | TS22 5PX

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No 2 Honeypot Close occupies an extremely pleasant position within this quiet cul de sac. Even though the property is relevantly newly built by Taylor Wimpey to the 'Stirling' design the current vendors have greatly upgraded and extended taking the property to another level. The attractive design provides ideal family accommodation with a versatile layout for modern day living. The entrance hallway features a bay window, high gloss tiles and a oak stairs with glass balustrade leading to the first floor galleried landing. There is a useful study and cloaks/wc. Leading through to the rear there is a good sized lounge with feature panelling to walls and patio doors to the rear garden. Whilst the main hub of the house is the stunning and extended kitchen, dining and living space. 20ft x 20ft the room lets the light flood in via a lantern roof and bi-fold doors running the width. The bespoke kitchen area is fitted with a lovely range of classy units with antique smoked mirrored splashback, white quartz work surfaces and breakfast bar complimenting the high gloss tiled flooring. A full range of built in appliances includes, double ovens, halogen hob, fridge, freezer, dishwasher and wine chiller incorporated within a home bar/dresser unit. A useful utility with access to the side concludes the ground floor space. To the first floor the master bedroom has a full wall of fitted wardrobes along with a refurbished en-suite. A second double bedroom also advantages from en-suite facilities, whilst the remaining 2 double bedrooms are serviced by the refurbished bathroom boosting a free standing tub. Externally the south east facing garden is not directly overlooked, predominantly laid to lawn with slate patio area, planted borders and raised decked area with pergola over. External wall wash lighting illuminates the property in the evening. To the front there is a further garden area, drive for 4 vehicles and double detached garage.











AGENTS NOTES:

- * All main services
- * Gas fired central heating
- * Upvc double glazing
- * Freehold
- * Council Tax Band:
- * EER: B85
- * The property is subject to a community charge of £300 + VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

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. Wynyard Church of England Primary School. 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:

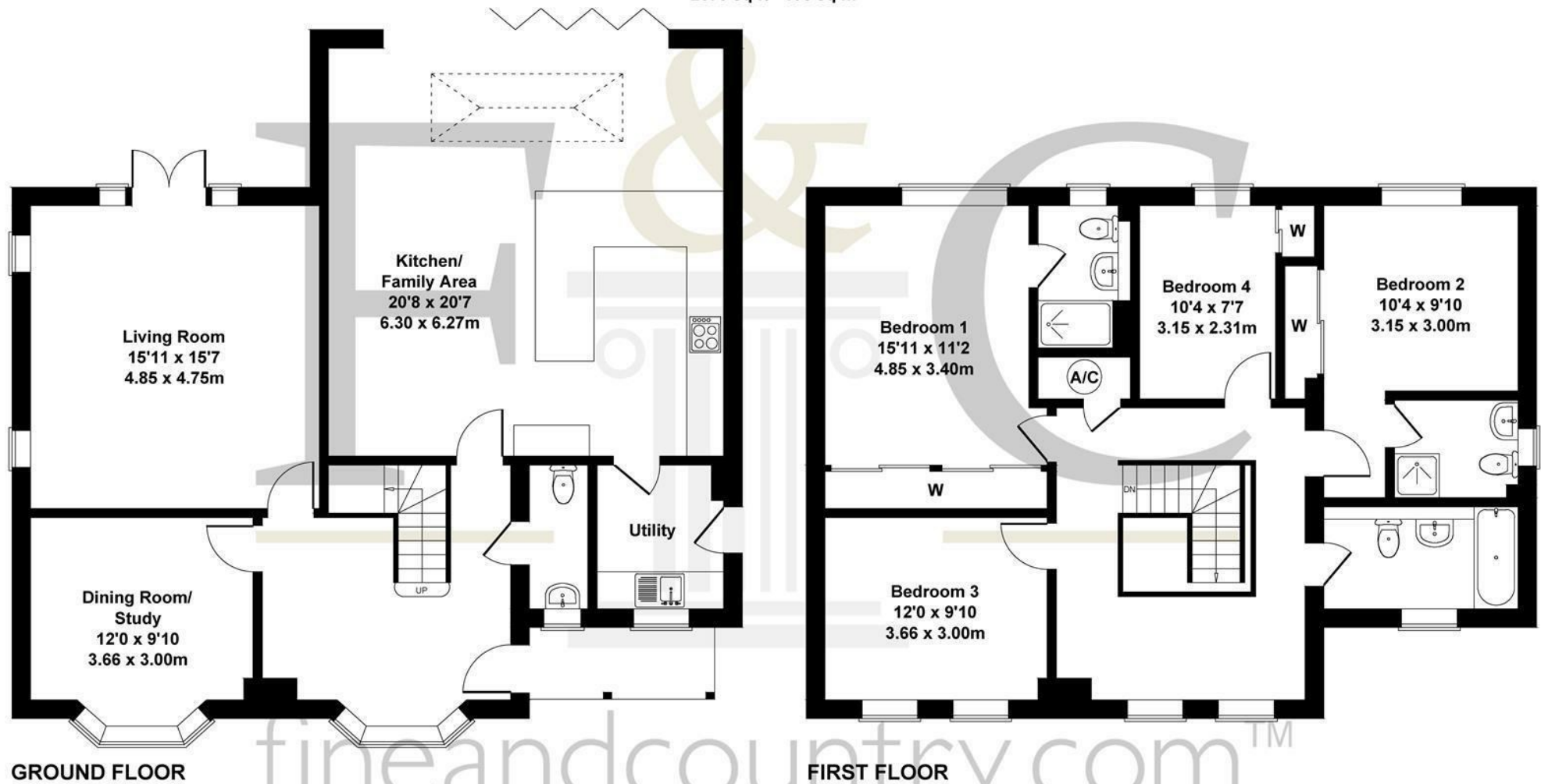
Via Fine & Country

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2 Honeypot Close

Approximate Gross Internal Area
2079 sq ft - 193 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. 2021

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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