



FINE & COUNTRY
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5 SAVILLE CLOSE
WYNYARD WOODS | TS22 5GL

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Deceptively spacious well planned four bedroom detached family home which is presented to the highest standard, truly a property worthy of an early inspection, every detail having been attended to.

Situated on a generous sized corner plot at the prestigious development of Kensington Mansions within Wynyard which is ideally located for easy access to main road links.

Internally the layout comprises to the ground floor; generous sized reception hallway with central staircase and tiled flooring, cloakroom, dual aspect lounge with attractive illuminated dropped ceiling, study, open plan kitchen diner and television room/snug.

To the first floor are four well-proportioned bedrooms the master having a dressing area with built in wardrobes leading to en-suite shower room and a Jack and Jill shower room serves the guest bedroom and third bedroom, in addition there is a good sized four-piece white family bathroom.

Externally the property is set well back from the road and advantages from a large block paved driveway leading to a double detached garage.

To the rear there is a very private landscaped garden, laid to lawn with planted raised beds, decked sun terrace and paved wrap around patio area.

There is also the added advantage of a timber cabin that provides an ideal space for entertaining, with heating, lighting and patio doors.



AMENITIES:

Externally the house sits in the middle of the plot with gardens that adorn the property to three sides, the back garden with brick and hedge boundaries. A block paved drive suitable for several vehicles leads to a detached double garage with two up and over doors, power and lighting, storage rafters to roof space.

AGENTS NOTES:

- Gas fired central heating via radiators
- Fully UPVC Double glazed
- EER C79
- Council tax band G

The property is subject to a community charge of £450.00 inc 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. 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 breath-taking 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.

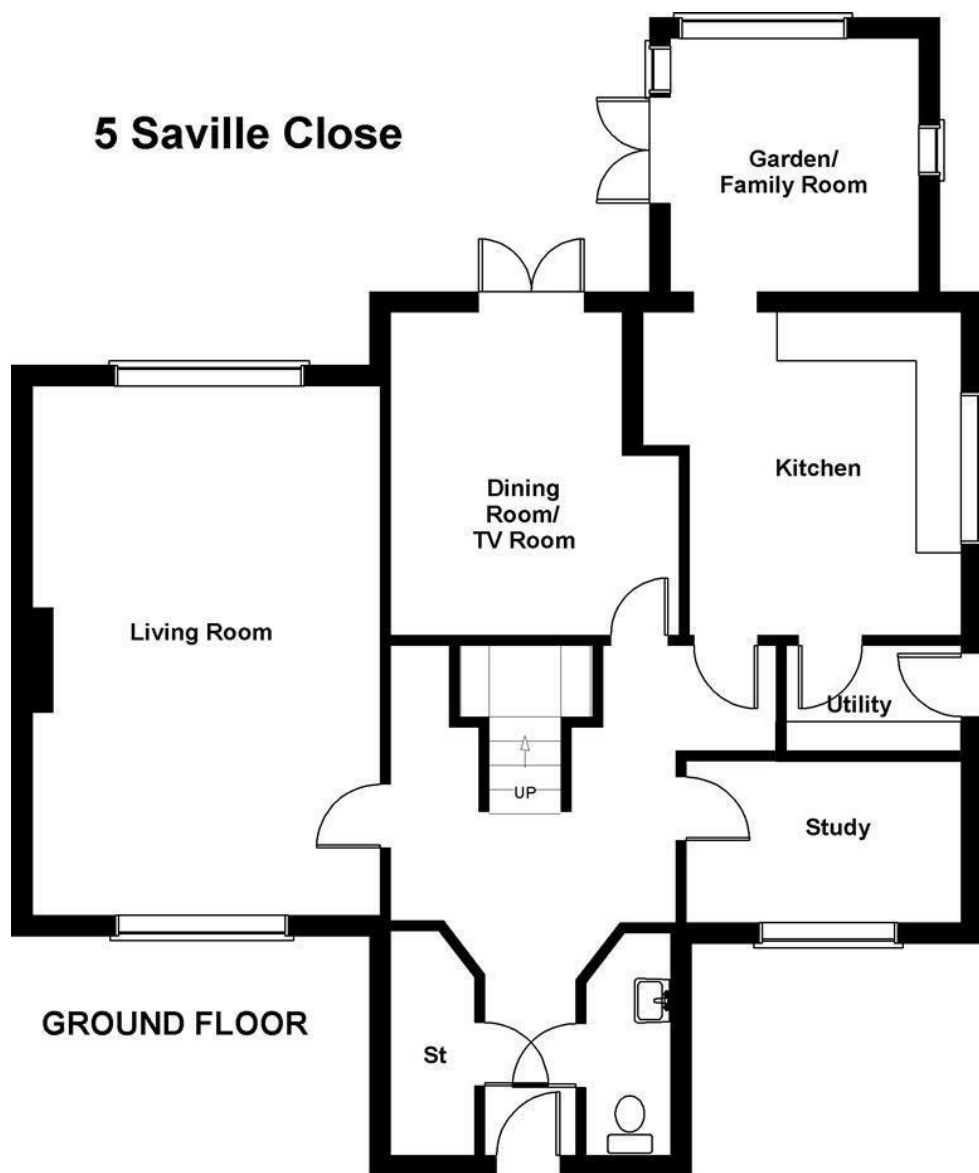
VIEWINGS:

Via Fine and Country - Wynyard:

Tel: 01740 645 444

Email: Info@wynyardfineandcountry.co.uk

5 Saville Close



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

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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Tel: 0191 384 2277

Fine & Country Durham City Regional Office

19a Old Elvet, Durham City DH1 3HL

info@durhamfineandcountry.co.uk

Tel: 0174 064 5444

Wynyard Fine & Country

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

info@wynyardfineandcountry.co.uk

fineandcountry.com