



**FINE & COUNTRY**  
Homes from Robinsons

2 AMERSTON CLOSE  
WYNYARD | TS22 5QX



## 2 AMERSTON CLOSE WYNYARD | TS22 5QX

Occupying an extremely pleasant position within this quiet cul de sac of Amerston Close, number 2 is a spacious double fronted and well designed family home. The Georgian looking house is situated upon a large plot, set well back from the road providing ample parking and not directly overlooked to the rear enjoying a wooded backdrop. The accommodation briefly comprises of entrance, hallway, cloaks/wc, dining room, dual aspect lounge with feature fire surround, family/sun room with French Doors leading to the rear gardens, breakfasting kitchen and a useful utility room. To the first floor the master bedroom is well proportioned with a separate dressing area with built in wardrobes and en-suite shower room. A further guest room boosts en-suite facilities, whilst the 2 remaining double bedrooms are serviced by the family bathroom. Externally, there is a good sized block paved drive , double garage and established garden area to the front with high hedging offering a great deal of privacy. Whilst to the rear there is a beautiful and mature garden, predominantly laid to lawn with planted borders, established trees, wrap around patio from rear to side, summer house and green house. Amerston Close is located within the much sought after area of Wynyard Woods, a short distance from the Village amenities and within walking distance to the Church of England Wynyard Primary School.



















### 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 & Country

Tel: 01740 645 444

Email: [Info@Wynyardfineandcountry.co.uk](mailto:Info@Wynyardfineandcountry.co.uk)

### AGENTS NOTES:

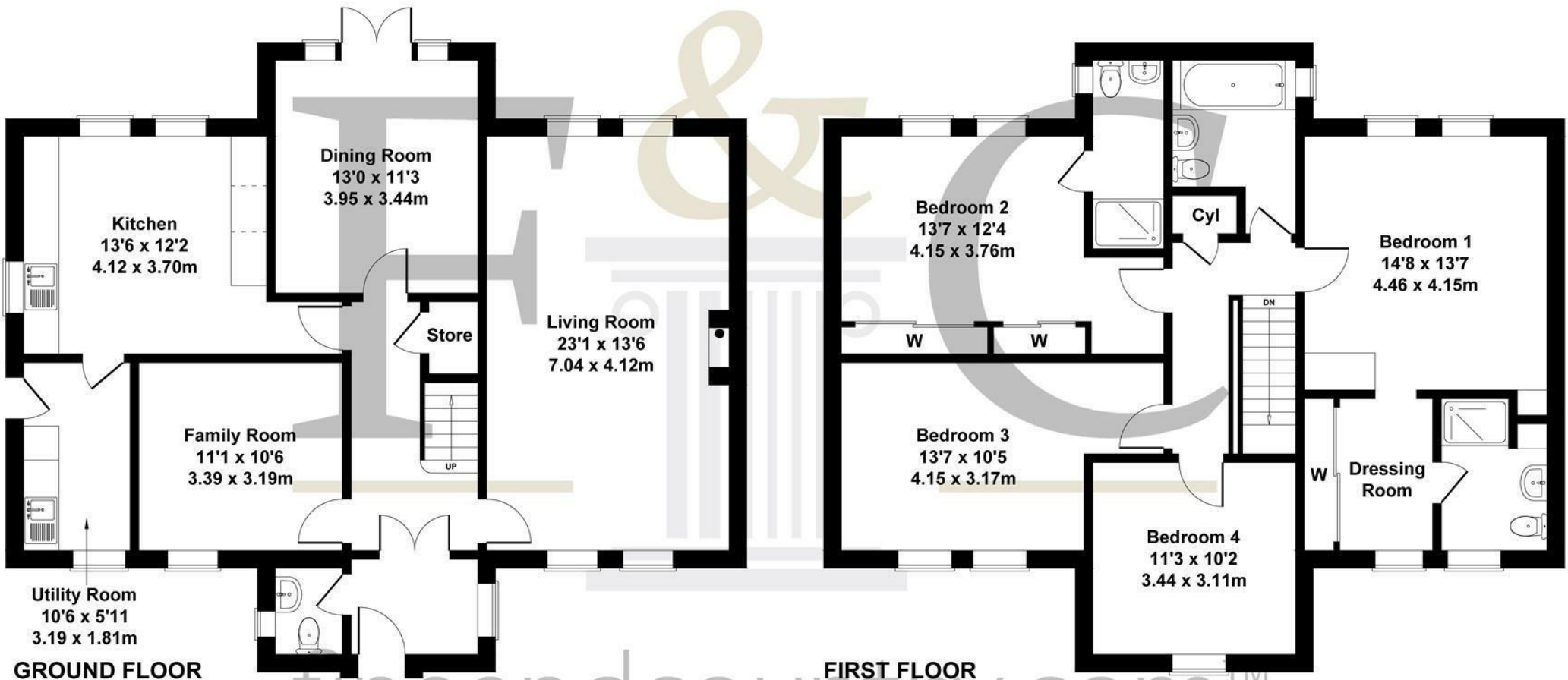
- \* All main services
- \* Fully Double Glazed
- \* Gas fired central heating via radiators
- \* Freehold
- \* Council Tax Band:
- \* EER

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



## 2 Amerston Close

Approximate Gross Internal Area  
2045 sq ft - 190 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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