



**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

15 BRIERLEY DRIVE  
WYNYARD | TS22 5QL

# 15 BRIERLEY DRIVE WYNYARD | TS22 5QL

Located within a prime central position within the heart of Wynyard Village. No 15 Brierley Drive is a modern 3 bedroom house. Built to the Bellway Keats design. It is known for its design, in particular the second bedroom with its featured pitched ceiling and arched window, the accommodation has been greatly upgraded by the current vendors.

The lounge to the front of the property enjoys a pleasant aspect over the village green whilst to the rear along with french doors, giving direct access to the rear garden. A contemporary dining kitchen with a range of cream high gloss units, and central breakfast bar is ideal for entertaining and fully equipped with built in appliances. To the first floor, the master bedroom benefits from a recently refitted en-suite, whilst the 2 remaining bedrooms are serviced by the main bathroom, which has also been upgraded,

Externally there is a forecourt garden to the front, whilst to the rear there is a lawned and private garden with patio area, drive and single garage.

















#### **AMENITIES:**

The property is located in the heart of Wynyard Village, within easy walking distance of the local amenities including The Stables Pub, Village Store, Hairdresser and Chemist, and the outstanding primary school.

#### **LOCATION:**

Firmly established as one of the North East's most exclusive addresses. Wynyard offers all the attributes of the rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquility and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, supermarket 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 Yorks 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.

#### **AGENT NOTES:**

- \* All main services
- \* Gas Fired Central Heating via radiators
- \* Sealed unit double glazed windows
- \* Council Tax Band E
- \* EER: D64

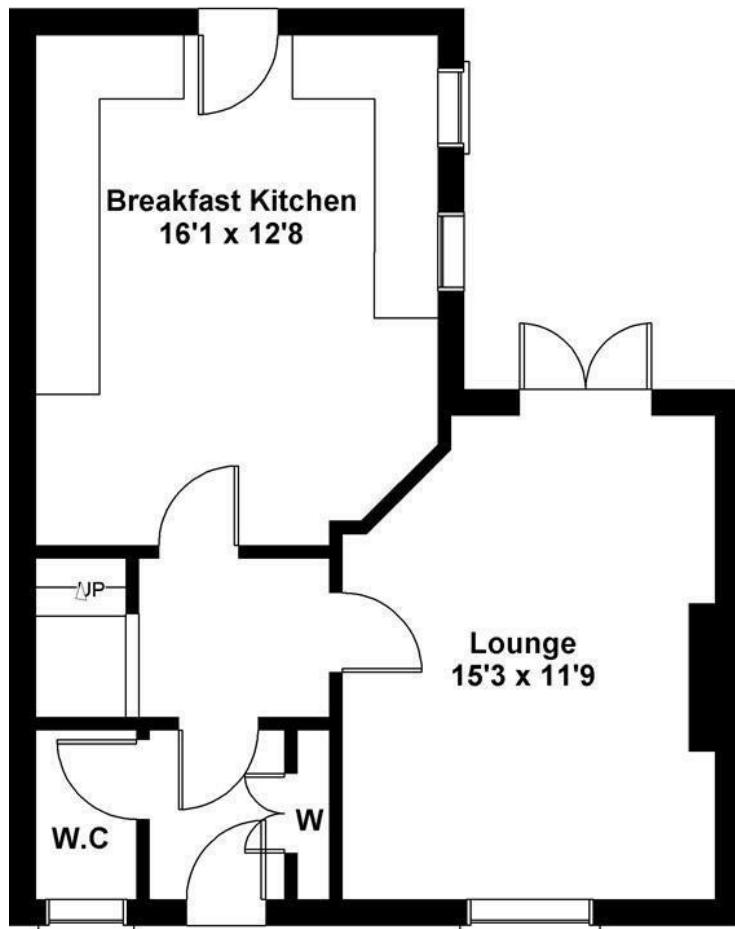
#### **VIEWINGS:**

Via Robinsons Wynyard.

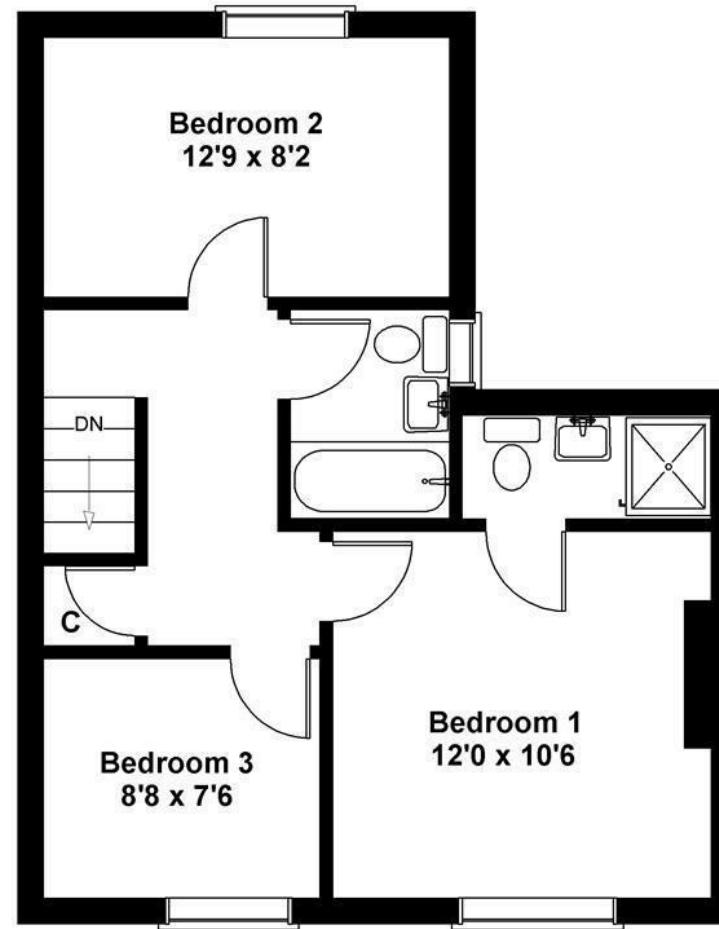
Tel: 01740-645-444

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

# 15 Brierley Drive, Wynyard



**GROUND FLOOR**



**FIRST 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. 2017**

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

**Tel: 01740 645444**

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)