

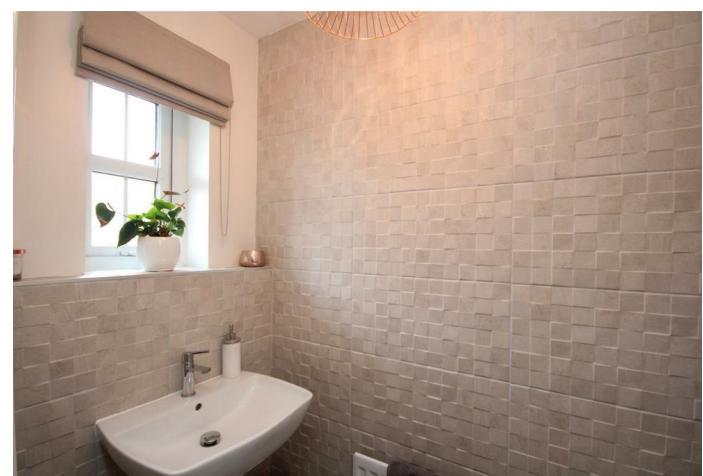


**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

12 APPLECROSS GROVE  
WYNYARD | TS22 5FF

# 12 APPLECROSS GROVE WYNYARD | TS22 5FF

12 Applecross is located at the head of this quiet cul de sac built by Story Homes. 'Fallows Park' is an executive development of 4 and 5 bedroom properties, superbly finished to a high specification, built to the 'Balmoral' design to meet the needs of modern day living. The current vendors have increased the specification again by adding some personal touches. The tiled entrance hallway gives access to both reception rooms. A dining room to the front gives enough space for both dining and home office space and the spacious lounge has been further enhanced with a stunning black marble resin fireplace with a cat inset. Both reception spaces have solid oak flooring. The bright and airy kitchen is well equipped with an attractive range of units with contrasting quartz worktops, a range of built in appliances and ample storage space. There are also French doors leading to the rear garden. To the first floor the master bedroom has fitted wardrobes and oak parquet flooring along with a spacious en-suite fully tiled with a double shower cubicle. The remaining 3 double bedrooms are serviced by the family bathroom with both bathing and separate shower facilities. Externally the property has a landscaped front garden with a double block paved drive leading to a single integral garage that is currently utilised as a gym. To the rear there is a South west facing garden predominantly laid to lawn, with raised planted borders and large patio area.











#### AGENTS NOTES:

- \* All Main Services
- \* Fully Double Glazed
- \* Gas Fired Central Heating Via Radiators
- \* EER: B84
- \* Council Tax: F
- \* Tenure: Freehold
- \* Local Authority : Stockton-on-Tees
- \* Council Tax Band: F Annual Price: £3,399
- \* Flood Risk : No Risk
- \* Broadband: Basic 6 Mbps Superfast 32 Mbps Ultrafast 1000 Mbps

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

The property is subject to a community charge of £395 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### LOCATION:

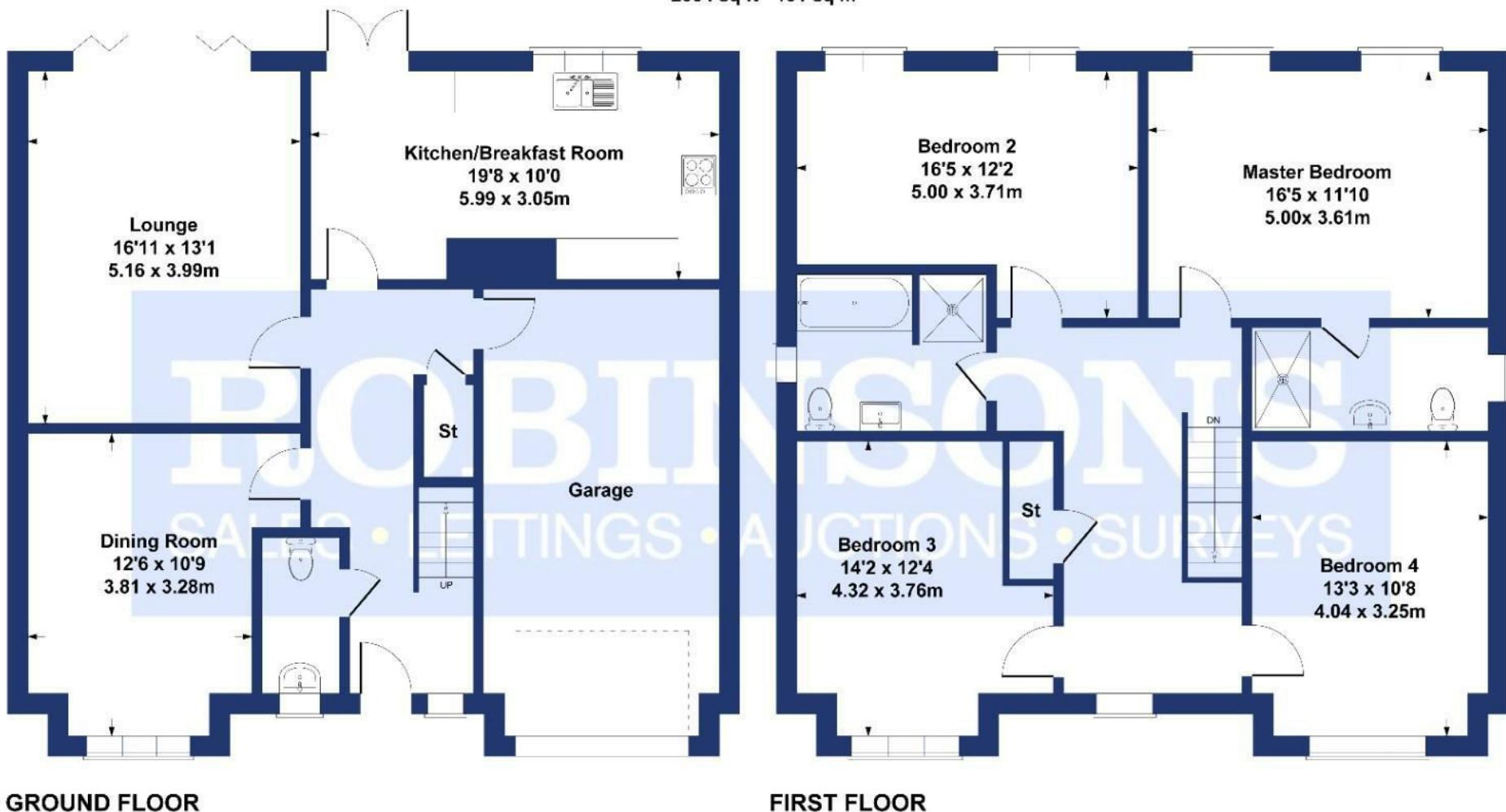
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard 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 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 Robinsons Regency & Rural  
Tel: 01740 645444  
Email: [info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

# Applecross

Approximate Gross Internal Area  
2054 sq ft - 191 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. 2024

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.



**Tel: 01740 645444**

Wynyard Office, The Wynd, Wynyard, TS22 5QQ  
[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)