



FINE & COUNTRY
Homes from Robinsons

12 FOX COVERT CLOSE
REGENCY MANOR | TS22 5TT

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We are delighted to offer to the market this 4 bedroom detached family home. Built by Bellway to the 'Acacia' design and pleasantly situated within Regency Manor occupying a prime corner position. Designed with family living very much in mind, the property incorporates many desirable features and generous rooms layouts. A bright entrance hallway gives access to principal rooms and integral garage. To the rear, running the full width of the property is the main family living space. Open plan and divided into 3 areas. The upgraded kitchen is fitted with a comprehensive range of high gloss units with silestone worktops. Built in appliance include a double oven, 5 ring gas hob, dishwasher, fridge, freezer. A useful utility room with built in washing/drying machine lies adjacent. The dining area is bright and airy and gives direct access via French doors to the rear garden. A spacious living space concludes this room. Contemporary laminate flooring runs throughout. To the front of the property there is a decent sized lounge enjoying a pleasant aspect to the front. To the first floor there are two double bedrooms advantaging from en-suite facilities, whilst the remaining two good sized bedrooms are serviced by the family bathroom. Externally there is a lawned garden to the front with established shrubbery along with a double block paved drive leading to the single integral garage. To the rear there is landscaped easy maintenance garden with planted borders, paved patio and raised sun terrace. The property is located within walking distance to the village amenities, woodland walks and the Wynyard Church of England Primary School.











AGENTS NOTES:-

- * UNDER NHBC BUILDING WARRANTY
- * UPVC DOUBLED GLAZING
- * GAS FIRED CENTRAL HEATING VIA RADIATORS
- * EER B84
- * COUNCIL TAX BAND: F STOCKTON-ON-TEES
- * FREEHOLD

The property is subject to a community charge of £495.000 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringe

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.

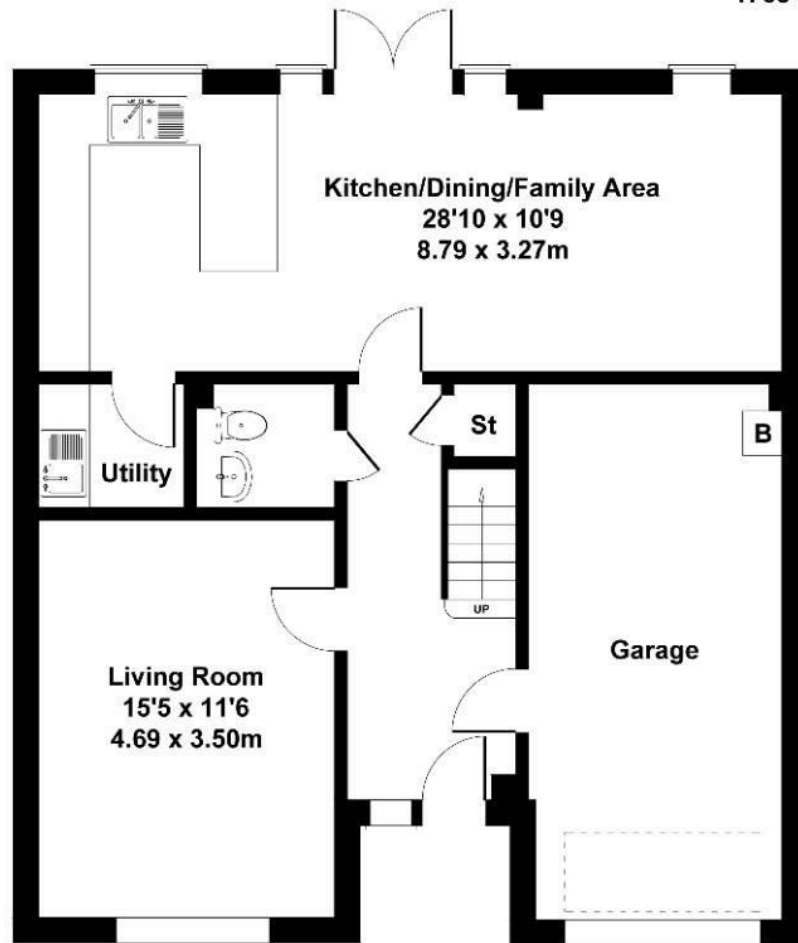
VIEWINGS:-

Via Fine & Country Wynyard
Tel: 01740 645444

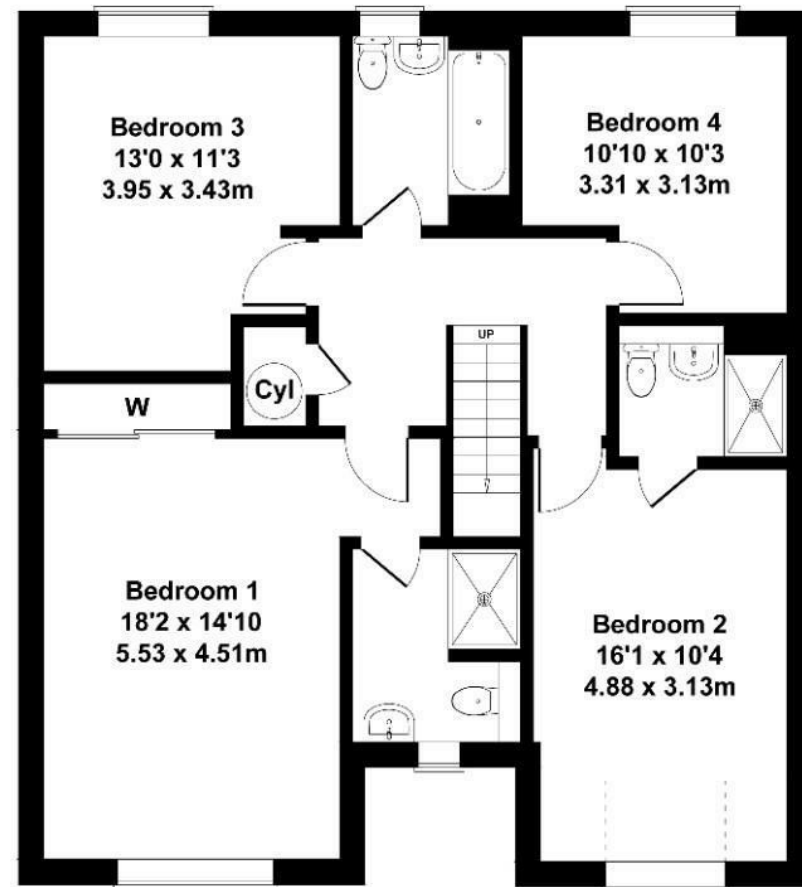


12 Fox Covert Close

Approximate Gross Internal Area
1765 sq ft - 164 sq m



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. 2023



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