

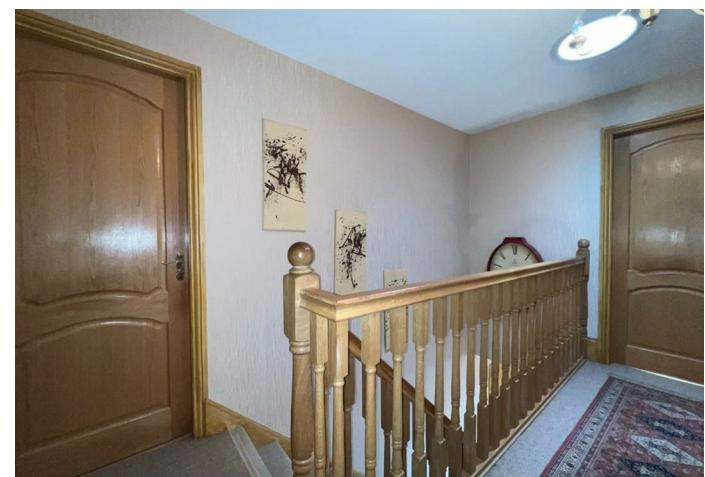


**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

4 SHEEPDENE  
WYNYARD WOODS | TS22 5RZ

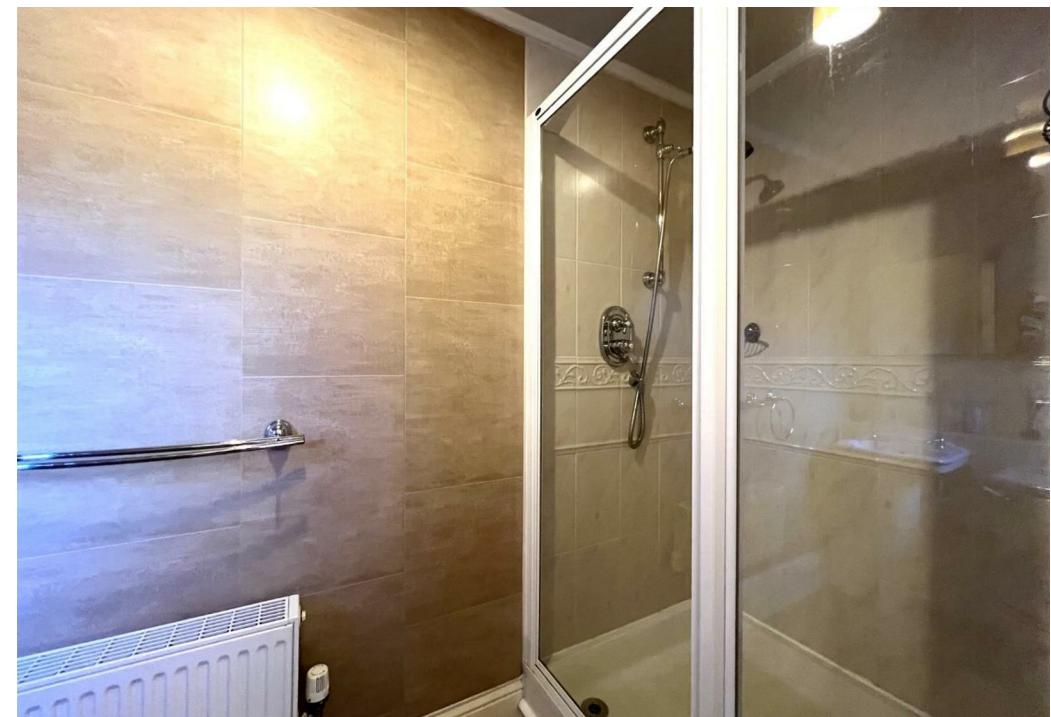
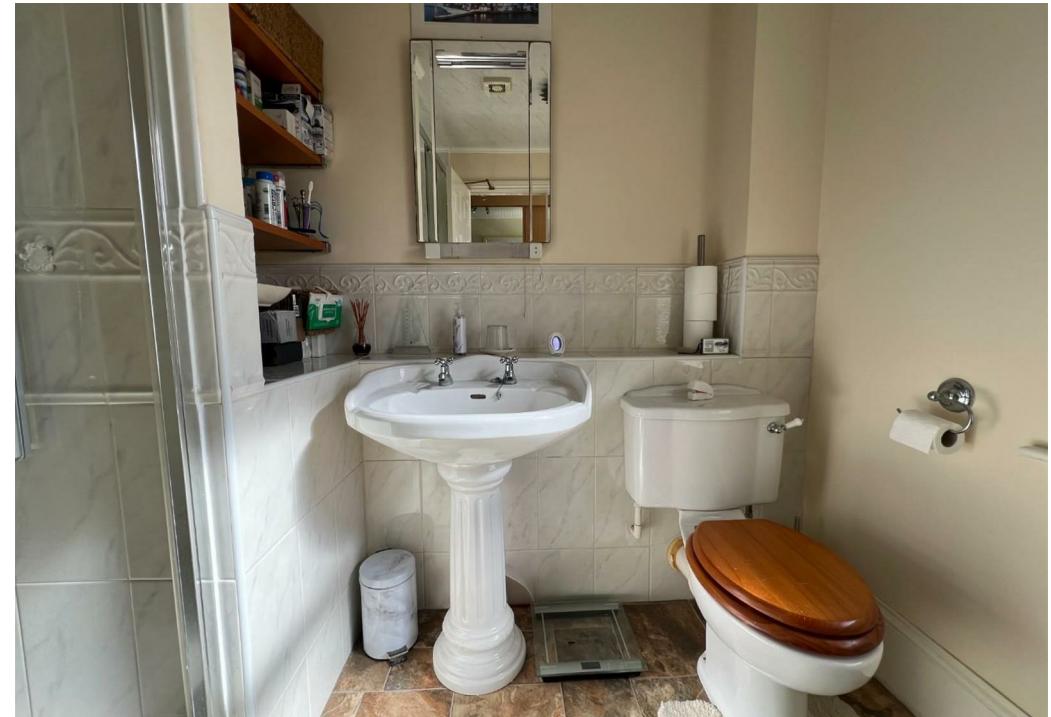
## 4 SHEEPDENE WYNYARD WOODS | TS22 5RZ

Located just off Wynyard Woods is this impressive four double bedroom detached family home, which occupies a well established plot, with mature gardens to the front and rear, which are not directly overlooked, ample parking to the front, for a number of vehicles and a double garage. The internal accommodation is versatile and well proportioned and briefly comprises of an entrance hall, with oak flooring which leads to a guest WC, home office, double aspect formal lounge with feature fire place, fitted Kitchen with centre island utility room. The kitchen is open to a beautiful conservatory, which was installed in 2021 and is currently being used as a dining room, this leads through to a further extension, which has created a further Family Room and overlooks the rear Garden. The first floor has four double bedrooms, the master benefiting from dressing area and en suite, bedroom two also has en suite facilities whilst the family Bathroom services the remaining two good sized bedrooms. Externally the property occupies a lovely corner position with extensive front parking, garden and established laurel hedging. The rear garden is again established with mature planted trees offering a great deal of privacy, large lawned areas and patio provides the ideal outdoor entertainment space. This is a great sized family home within a quiet cul de sac and really must be viewed to appreciate the accommodation on offer.











#### AGENTS NOTES:

- \* UPVC DOUBLE GLAZED THROUGHOUT
- \* GAS FIRED CENTRAL HEATING VIA RADIATORS
- \* FREEHOLD
- \* EER: C75
- \* COUNCIL TAX BAND:- G Stockton

The property is subject to a community charge of £525.00 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 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

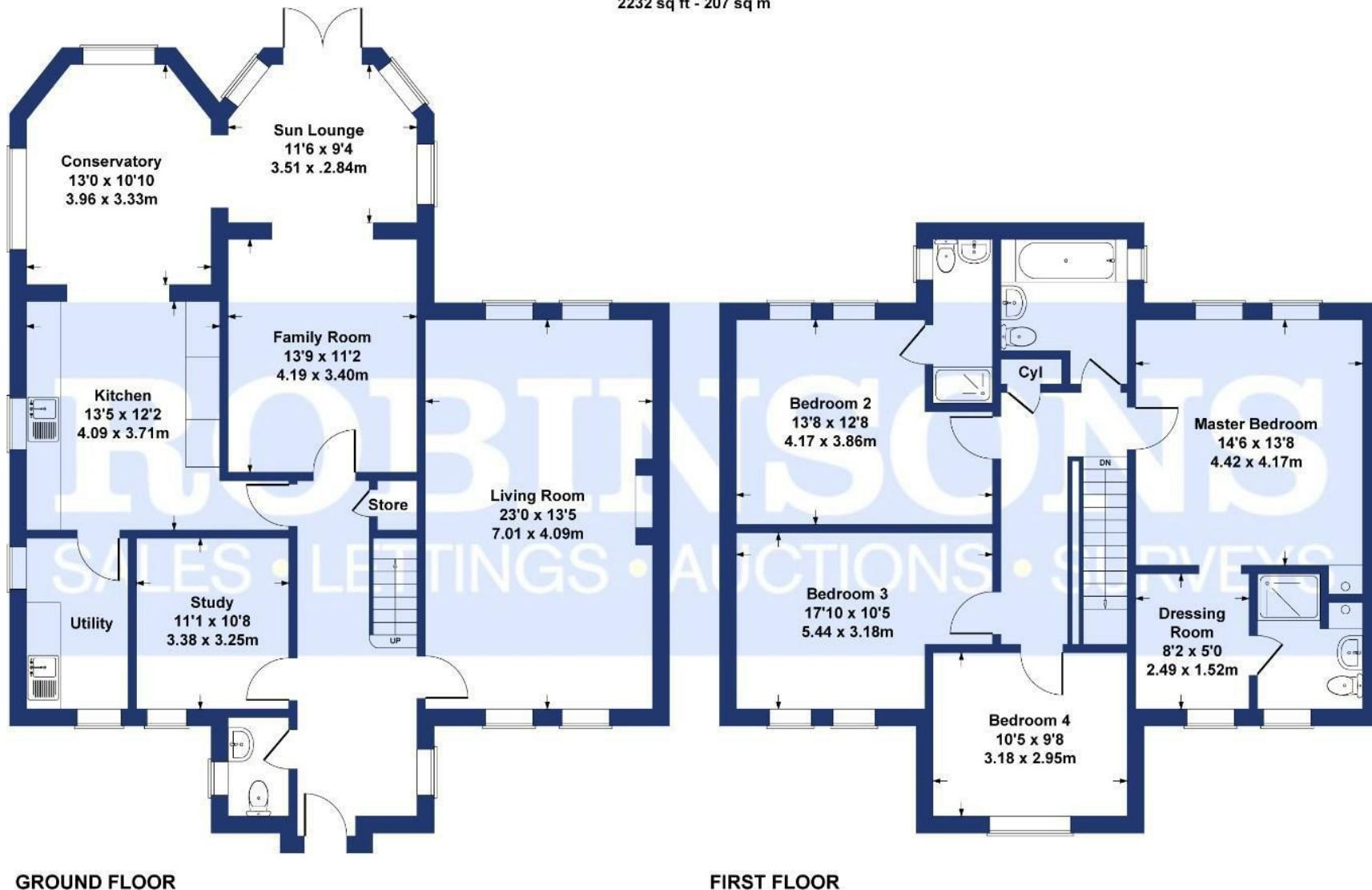
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# Sheepdene Wynyard Woods, Billingham

Approximate Gross Internal Area

2232 sq ft - 207 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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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