



**FINE & COUNTRY**  
Homes from Robinsons

9 BLOOMFIELD DRIVE  
WYNYARD | TS22 5FN

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Located in Wynyard Park this delightful four bedroom detached family home is beautifully presented throughout. Located on the much sought after Wynyard Park, the property benefits from a driveway with integral garage to the front and an enclosed garden to the rear. The accommodation comprises of welcoming entrance hall, lounge, stunning open plan kitchen diner complete with integrated appliances including an oven, hob, extractor fan, fridge freezer, dishwasher and microwave. The kitchen flows through to a stunning family room with double bi-fold doors leading to the rear garden and filling the room with light.. A useful utility room and guest wc complete the ground floor accommodation.. To the first floor are four double bedrooms, the master with fitted sliding door wardrobe system and en suite, The remaining three good sized bedrooms are serviced and a family bathroom. The property is offered with vacant possession.









#### 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 the North York Moors and Cleveland Hills are just a short drive

away yet easy urban access is provided by the A19 to the region's centres including Middlesbrough, Sunderland and Newcastle.

#### AGENTS NOTES:

- UPVC double glazed windows
- EER: B83
- Council Tax Band: F
- Under NHBC
- All main services

\* The property is subject to a community charge of £300 + VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### VIEWINGS:

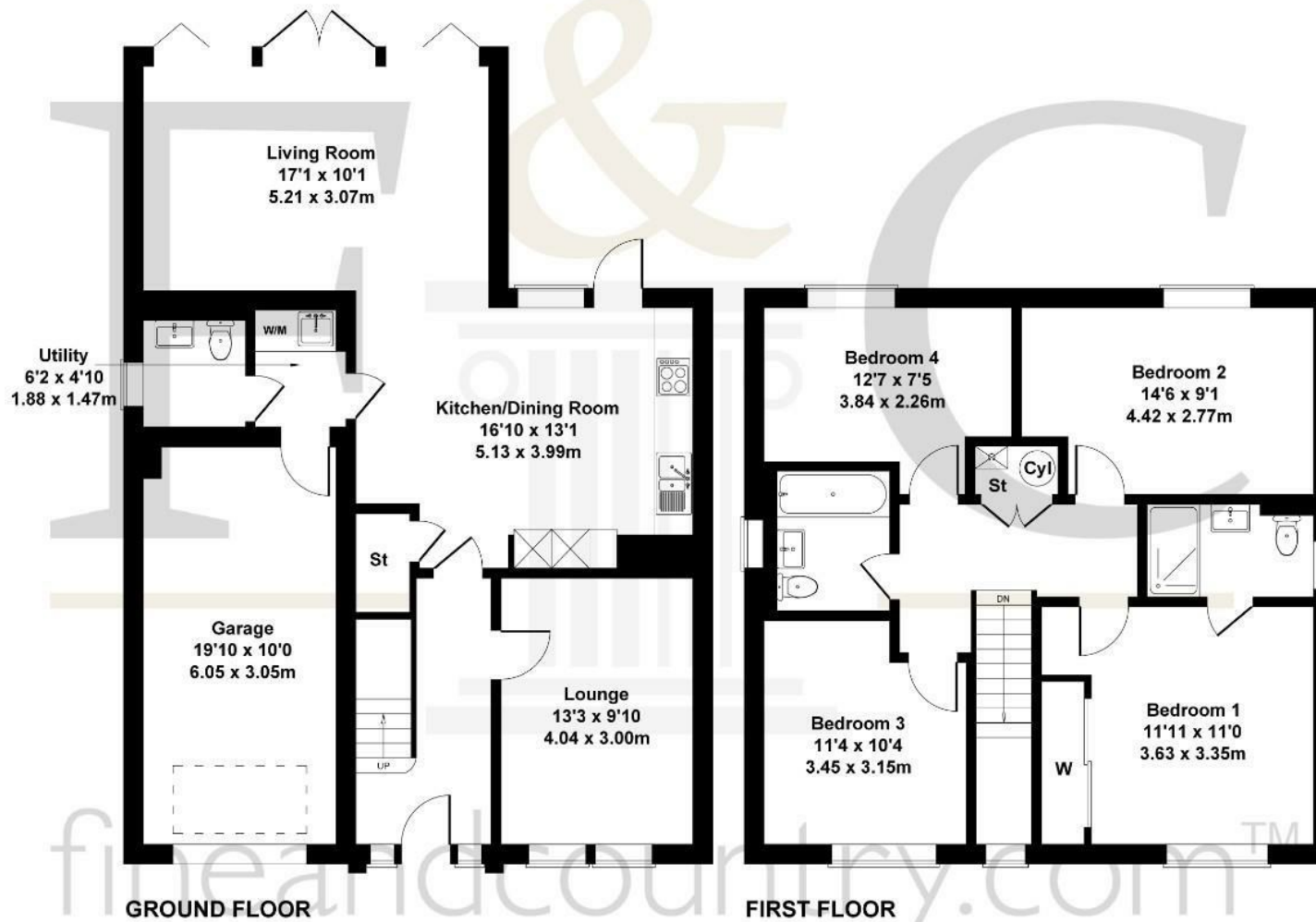
Via Fine & Country

Tel: 01740 645 444

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

# 9 Bloomfield Drive

Approximate Gross Internal Area  
1752 sq ft - 173 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. 2020

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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**Tel: 0191 384 2277**

Fine & Country Durham City Regional Office

19a Old Elvet, Durham City DH1 3HL

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

**Tel: 0174 064 5444**

Wynyard Fine & Country

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

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

[fineandcountry.com](http://fineandcountry.com)