



**FINE & COUNTRY**  
Homes from Robinsons

17 EMBLETON GROVE  
WYNYARD | TS22 5SY

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## WYNYARD | TS22 5SY

Occupying a pleasant position within this quiet cul de sac of Embleton Grove, we offer for sale this 4 bedroom detached home. The property advantages of backing onto a wooded area to the rear belonging to the Wellington Golf Club. Offered to the market at a realistic asking price, taking into consideration modernisation is required. The accommodation briefly comprises of entrance hallway, cloaks/wc, study/snug, kitchen, utility room, spacious lounge, dining room and conservatory. To the first floor two bedrooms have en-suite shower facilities, whilst the three remaining bedrooms are serviced by the family bathroom. Externally there is a private south facing rear garden, whilst to the front there is further garden space , double drive and double detached garage.

The Wellington Golf Club and Clubhouse is within a short walking distance of the property.









#### AGENTS NOTES:

- \* All main services
- \* Gas fired central heating
- \* Freehold
- \* EER: D63
- \* Solar Panels Installed
- \* Council Tax Band: F

The property is subject to a community charge of £450.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes

#### LOCATION:

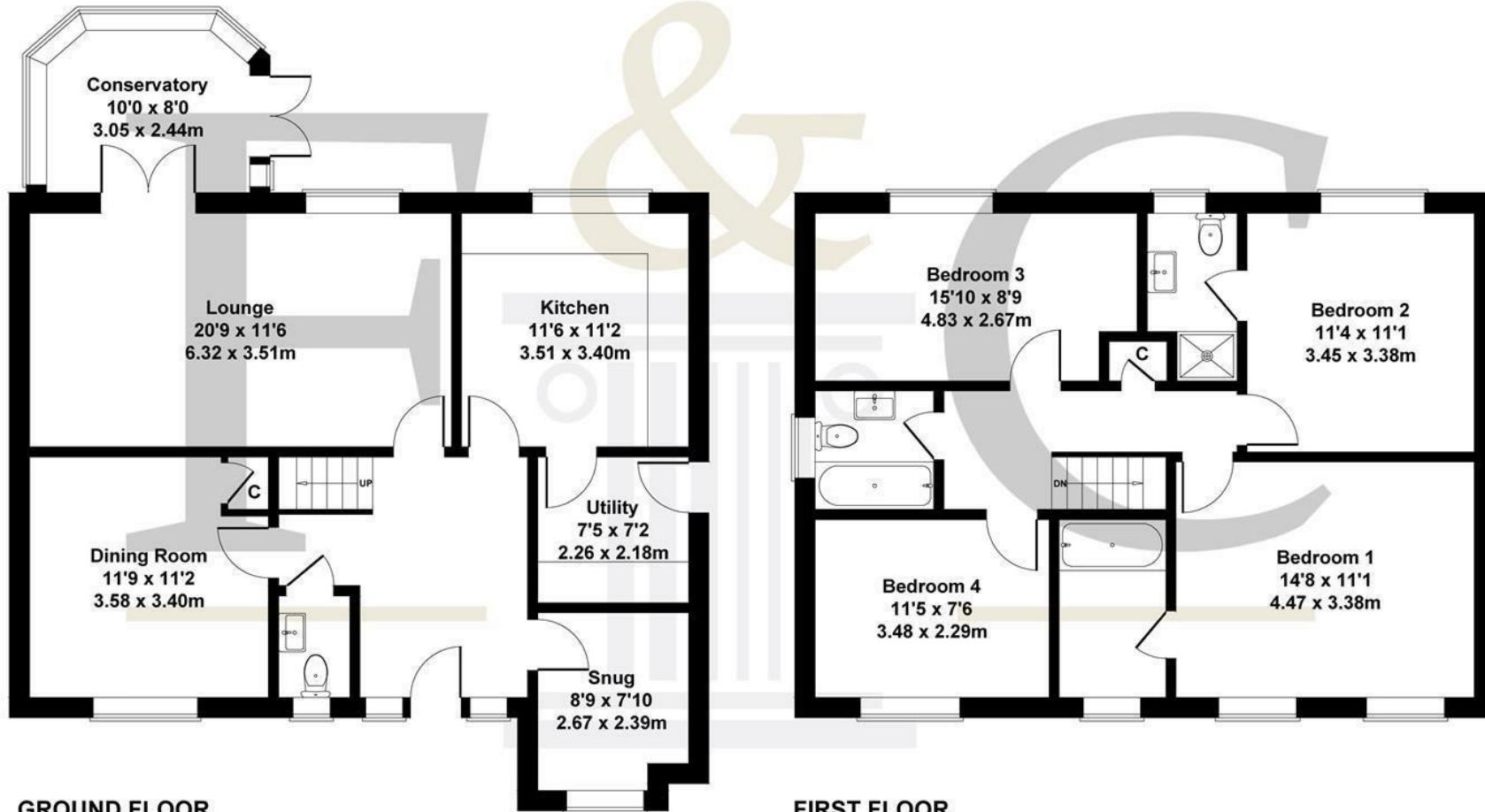
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard 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 Fine & Country  
Tel: 01740-645-444  
Email: [Info@wynyardfineandcountry.co.uk](mailto:Info@wynyardfineandcountry.co.uk)

# 17 Embleton Grove

Approximate Gross Internal Area  
1663 sq ft - 154 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. 2021

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)**