



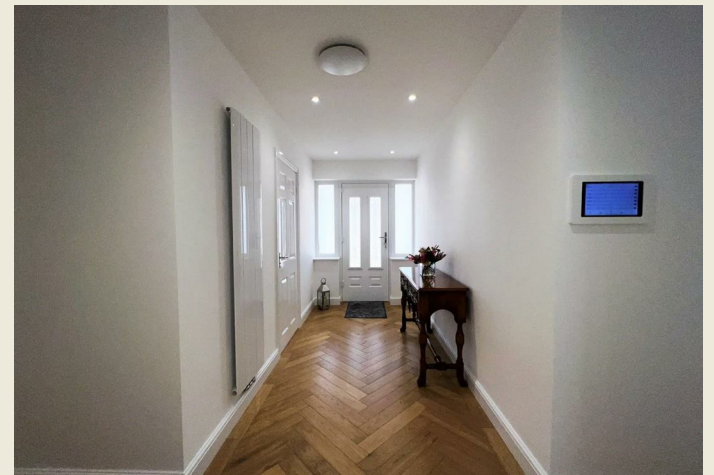
FINE & COUNTRY
Homes from Robinsons

1 HORSESHOE POND
WYNYARD VILLAGE | TS22 5QS

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Tucked away behind private gates, we are delighted to offer for sale this 3 bedroom detached bungalow. Recently extended and modernised throughout the property is presented to an exceptional standard throughout with a contemporary theme and offers deceptively spacious accommodation. The entrance hallways gives central access to all rooms and has a oak parquet flooring. To the left of the hallway running the full depth of the property is a beautiful open plan kitchen/dining and sun lounge. The Kitchen is extremely well fitted with a range of German manufactured units by Nolte. The white handleless kitchen creates a neat, tidy look with clean cut lines.

Integrated appliances includes, Fridge, Freezer and 2 ovens by Neff, 1 conventional and 1 steam. A large central island in contrasting mocha oak with white quartz work surfaces incorporates an induction hob with overhead extractor set within a drop down feature ceiling. There is also an instant boiling water tap and useful pantry. Beyond the kitchen area there is enough space for a sizeable dining table which in turn opens onto the sun lounge with patio doors leading to the rear garden and glazed lantern roof flooding the area with plenty of light. Marble effect tiling runs throughout the whole area. The impressive lounge features a high vaulted Cathedral ceiling, media chimney breast housing a sleek glazed electric fire. The room is laid to oak flooring and also has a feature window to the rear. The master bedroom to the front benefits from a fully tiled en-suite. The 2 remaining bedrooms to the rear have been extended with both featuring lantern roofs. These are serviced by the main fully tiled shower room. Externally, to the rear is a private garden laid to lawn with full width paved patio and raised planters. There is also a composite cladded garden room currently utilised as a golf simulator/home cinema. Equally would make an ideal home office. To the front there is ample parking and garage











AGENTS NOTES:

- * Fully Double Glazed
- * Gas fired central heating via radiators
- * Slatted Shutters to principal rooms
- * Smart Lighting with centralized control and operable by smart phones
- * Air circulation unit installed
- * External lighting
- * Freehold
- * Council Tax Band - F
- * EER. TBC

The property is subject to a community charge of £495.00 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

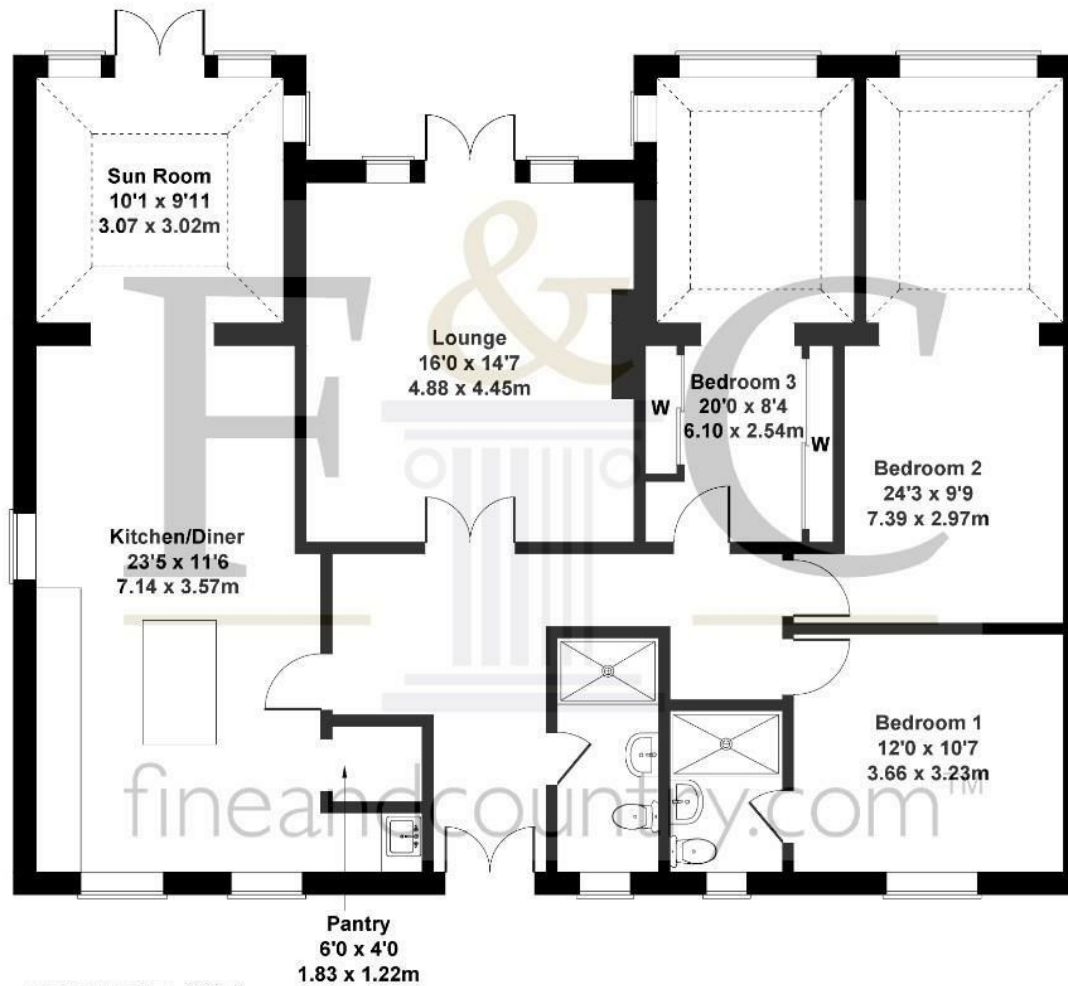
Tel: 01740 645 444

Email: Info@Wynyardfineandcountry.co.uk



Horseshoe Pond

Approximate Gross Internal Area
1536 sq ft - 143 sq m



GROUND 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

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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