



FINE & COUNTRY
Homes from Robinsons

PLOT 6 - THE MAYFAIR WITH POOL
| TS22 5FZ

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1 of only 9 exclusive and private luxurious new homes within this development, The Mayfair has 3 Reception Rooms, 6 Bathrooms, 6 Bedrooms, 1 Ground Floor Restroom, 1 Kitchen, 1 Utility Room, a Pool, a Cinema, and a Walk-In Pantry.

As might be expected for a modern home of this calibre, its fixtures and fittings are of the highest quality along with the capability for smart technology – controlled by main iPad panel and your smartphone throughout the property along with a music system.

You will find a dream designer kitchen and bathrooms with top of the range appliances.

There are en suites to all bedrooms which include a freestanding bath or shower, all en suites are fully tiled to the ceiling with under floor heating. Master Bedroom to include fitted Walk in wardrobe facilities.

Your new home will be built and finished to the highest standard and it is covered by the Premier 10 Year Build-Mark Warranty.

Kitchen appliances are all covered by their own manufacturer's guarantees.

To reserve a plot a £10,000 ten thousand pounds non refundable deposit is required.





SPECIFICATION:-

1 Ground Floor Restroom, 1 Kitchen, 1 Utility Room, a Pool, a Cinema, and a Walk-In Pantry.

Open plan living & dining room, inclusive of a home bar room and a gym/home office.

A dream designer kitchen with top of the range appliances.

The lounge includes a fitted gas fire and sandstone mantle.

Ground Floor with down-lighters and socket light switches in brushed steel throughout.

Electric gates with wall frontage and deer fencing.

Patio to the rear and landscaped gardens.

FIRST FLOOR

5 x bedrooms with ensuite and Juliet Balconies (where applicable).

Master bedroom with bifold windows onto balcony.

Master bedroom ensuite contains: Shower , bath, double sink units, floating toilet, sauna, under floor heating, fully tiled floor to ceiling.

Master bedroom walk in wardrobe facilities which leads to the gym above the garage, which houses a separate entrance and stair case from the ground level.

SECOND FLOOR

Oak stair case with glass to the penthouse which consists of:

Bedroom 1 ensuite bathroom with freestanding bath, sink unit, floating toilet, underfloor heating and fully tiled.

Playroom/yoga room , French door leading to an outside balcony. Ensuite bathroom with shower, sink unit, floating toilet, under floor heating and is also fully tiled.

Luxurious carpet throughout.

Chrome brushed downlighters throughout the property.

Chrome bushed power points.

AGENTS NOTES:

- Freehold
- Smart Technology throughout controlled by main ipad panel and smart phone.
- Linked smoke and heat detectors
- Music system throughout
- Feature ceilings with mood lighting to all ground floor room excluding bar
- Freehold
- Size of Property: 11,088 SqFt

****Your new home will be built and finished to the highest standard and it's covered by the NHBC's 10 Year Build-mark warranty.**

Kitchen appliances are all covered by their own manufacturer's guarantees.**

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.

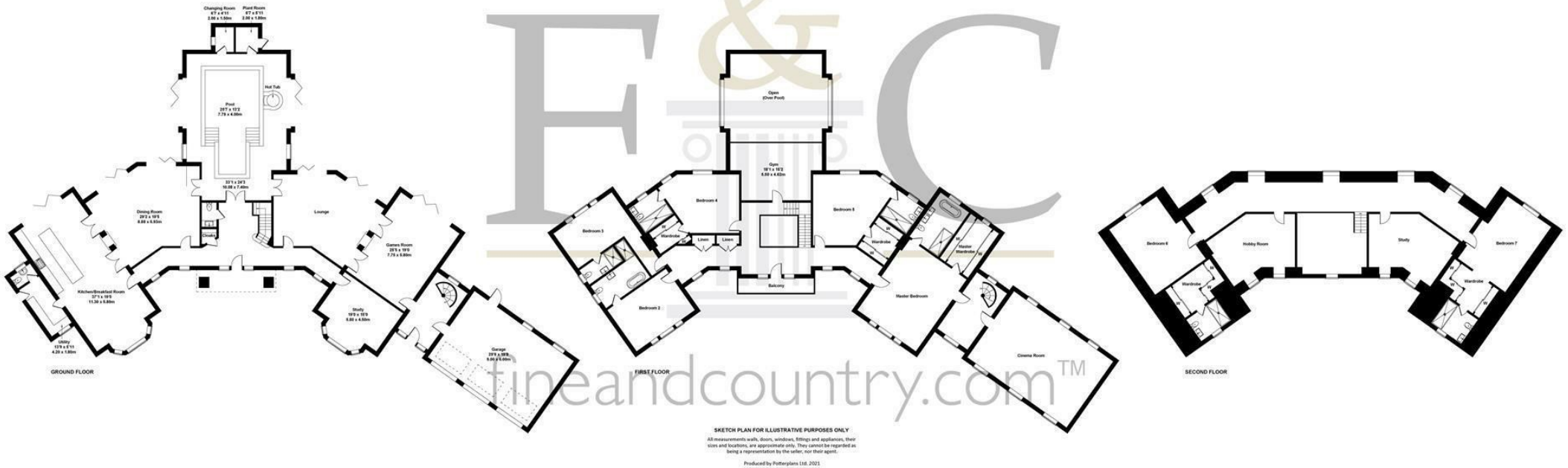
VIEWINGS:

Via Fine & Country

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Email: Info@wynyardfineandcountry.co.uk

The Mayfair Plot 2
Approximate Gross Internal Area
10387 sq ft - 965 sq m



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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