



FINE & COUNTRY
Homes from Robinsons

13 BURN AVENUE
WYNYARD WOODS | TS22 5UP

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We are delighted to offer the first resale of this modern 5 bedroom detached home. Built by Robertson Homes to the 'Nasmyth Garden room design, providing almost 2500 sq ft of living accommodation. Giving lots of practical, flexible space with large windows that flood the rooms with natural light. The elegant design features a beautiful garden room with Cathedral ceiling and French doors spilling out onto the rear garden. This area in turn opens onto the large dining, living and breakfasting kitchen, ideal for entertaining. The comprehensively fitted kitchen with many upgrades including cream quartz worktops and mirrored splash backs has a full range of 'Siemens' appliances and wine cooler. 'Amtico' flooring runs from the reception hallway throughout this whole area including the separate utility and cloaks/WC. To the front of the property there is a good sized lounge with large picture windows.

To the first floor the master bedroom includes a large walk in wardrobe and spacious en-suite with double vanity sinks and full height tiling. A second bedroom also boasts triple wardrobes and en-suite facilities., whilst the remaining 3 good sized bedrooms are serviced by the family bathroom with both bathing and separate shower facilities.

Externally there is a double width drive leading to a double integral garage, whilst to the rear there is a decent sized lawned garden with paved patio area.











AGENTS NOTES:

- * All main services
- * Gas fired central heating via radiators
- * Grey Upvc double glazed windows
- * TV and telephone points in most rooms
- * Fibre broadband installed
- * Security alarm and passive infrared lighting to front and rear
- * EER:- A 100
- * Council tax band: G - Stockton Borough Council
- * Freehold

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. Developed largely in the late 20th century, 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 around the village, together with championship golf courses make it the perfect location for enjoying the outdoors.

Wynyard lies south of the A689 Sedgfield-Hartlepool road and is minutes from the A19. Train services to London and Scotland are available from Darlington while Durham Tees Valley Airport, around 30 minutes away, serves both the leisure and business markets.

VIEWINGS:-

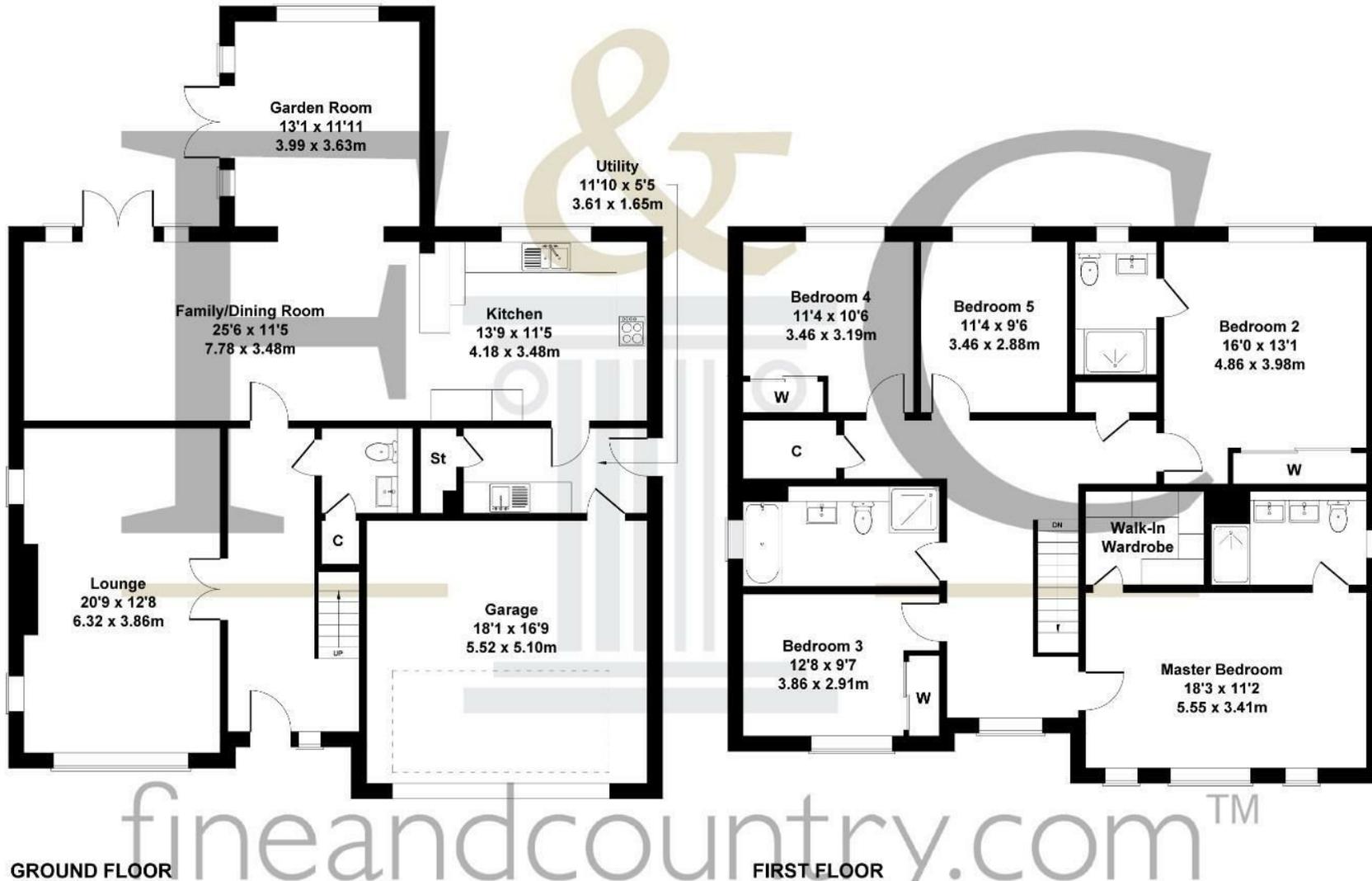
Via Fine & Country Wynyard.

Tel: 01740 645444



13 Burn Avenue.

Approximate Gross Internal Area
2799 sq ft - 260 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. 2022

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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