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3 FALON CLOSE
WYNYARD | TS22 5XE

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Nestled in the highly sought-after residential development Wynyard, this stunning detached family home offers an exceptional living experience. With four spacious bedrooms and two modern bathrooms, this property is perfect for families seeking comfort and style.

Upon entering, you will be amazed by the inviting open plan living area that seamlessly combines the kitchen, dining, and living space which enhances the flow of the home and creates a warm and welcoming atmosphere, ideal for both entertaining guests and enjoying family time. The property boasts many upgrades including, elegant Silestone worktops, wine fridge, double oven with combined microwave, and a central island incorporating a breakfast bar. The property features luxurious Amtico flooring throughout the hall, living, kitchen, and dining areas, as well as in the wet rooms, and Hammonds fitted wardrobes all adding a touch of sophistication to the home. Thoughtfully designed spotlights illuminate the space, creating a bright and airy environment.

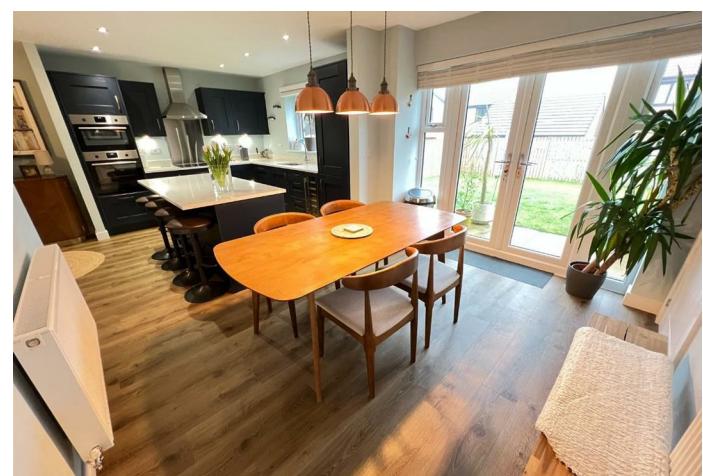
The accommodation on offer briefly comprises: spacious Entrance Hall, Lounge, open plan living /Kitchen/ Dining area with bifold doors to the rear garden, Utility Room and Cloakroom to the ground floor whilst to the first floor there is a light airy galleried landing, four exceptionally well proportioned double bedrooms and family bathroom. The master bedroom is complimented with a dressing area. Outside, you will find well-maintained gardens to both the front and rear, providing a perfect setting for outdoor relaxation and play. The location is particularly advantageous, being close to local amenities and a junior school, making it an ideal choice for families!

This remarkable home combines modern living with convenience, making it a must-see for anyone looking to settle in a desirable area. Don't miss the opportunity to make this beautiful property your own.

FREEHOLD

EPC Rating: B

Council Tax Band: TBC



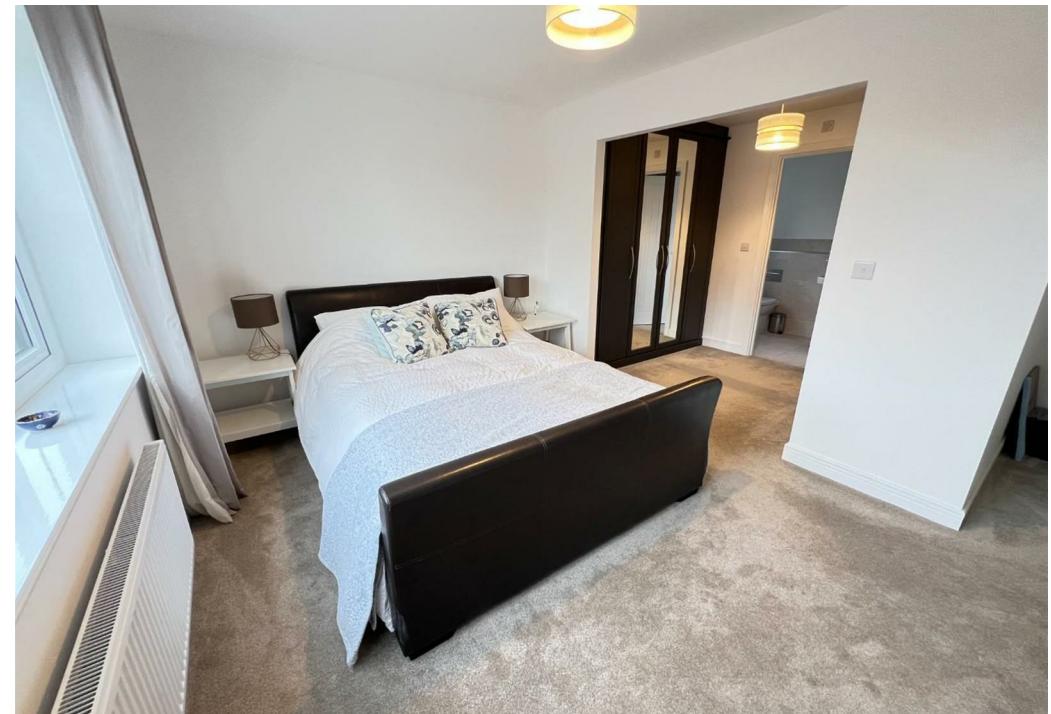
















AGENTS NOTES:

- * All main services
- * Gas fired central heating via radiators
- * Fully UPVC double glazed throughout
- * Council Tax Band: tbc. Stockton-On Tees
- * Freehold
- * Under NHBC certificate warranty
- * EPC tbc
- * Flood Risk No Risk
- * Broadband Basic 3 Mbps Superfast 45 Mbps Ultrafast 10000mbps
- * The property is subject to a community charge of £525.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringe

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

LOCATION:

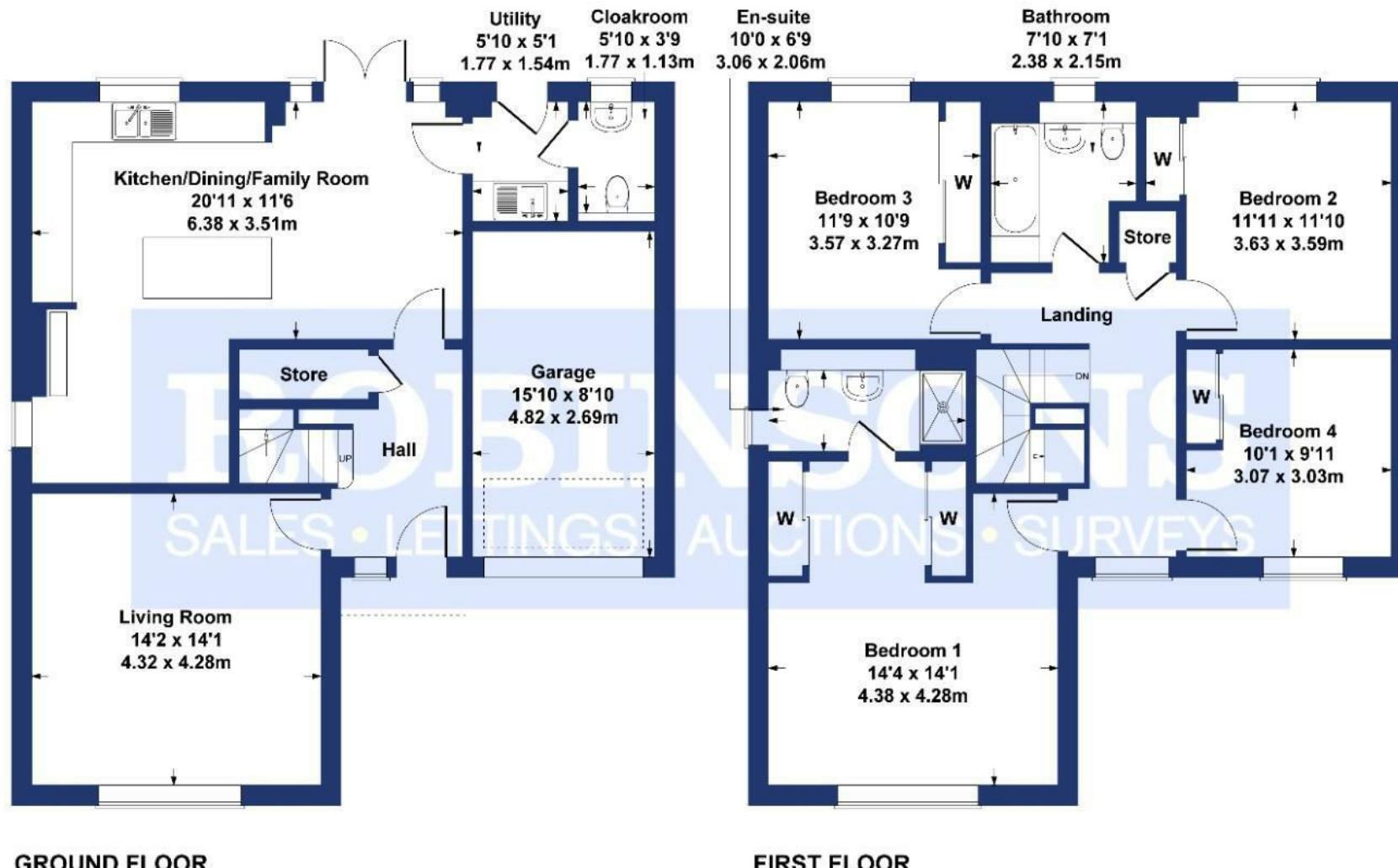
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard 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:- Robinsons Wynyard
TEL:- 01740 645444
EMAIL:- info@robinsonswynyard.co.uk

Fallon Close

Approximate Gross Internal Area
1647 sq ft - 153 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. 2024

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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