



FINE & COUNTRY
Homes from Robinsons

62 BLOOMFIELD DRIVE
WYNYARD | TS22 5FA

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An attractive 4 bedroom detached family home built by Storey homes to the 'Gosforth' design. The current vendors have improved the already high specification by adding additional features. The modern layout briefly comprising of, Entrance hall, cloaks/WC, lounge to the front with a feature and contemporary electric feature surround, large open plan kitchen, living ad dining space. The kitchen is fitted with a comprehensive range of high gloss units with a range of integral appliances, inc double oven, microwave, halogen hob, dishwasher and fridge, freezer. A separate utility room housing the washing facilities and gives direct access into the integral garage. the kitchen area also has enough space for a snug and dining table. Patio door to a deep bay gives access to the rear garden that is not directly overlooked. Luxury vinyl flooring runs throughout the ground floor. To the first floor the master bedroom is situated over the garage and has a range of built in furniture and dorma window the the front elevation. An en-suite with double cubicle is fully tiled. The second bedroom also boosts en-suite facilities, whilst the two remaining bedrooms are serviced by the family bathroom which has both bathing and separate shower facilities. Externally there is a large enough block paved drive that can park 3 vehicles in addition the the integral garage, whilst to the rear there is a pleasant south facing double panelled enclosed garden predominantly laid to lawn with full width paved patio, raised decked area with inset LED lighting.











AGENT NOTES:

- * All Main Services
- * UPVC Double Glazed Windows
- * Gas Fired Central Heating Via Radiators
- * Council Tax Band: F
- * Freehold
- * EER: B84
- * Still under NHBC certificate

* The property is subject to a community charge of £300 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:

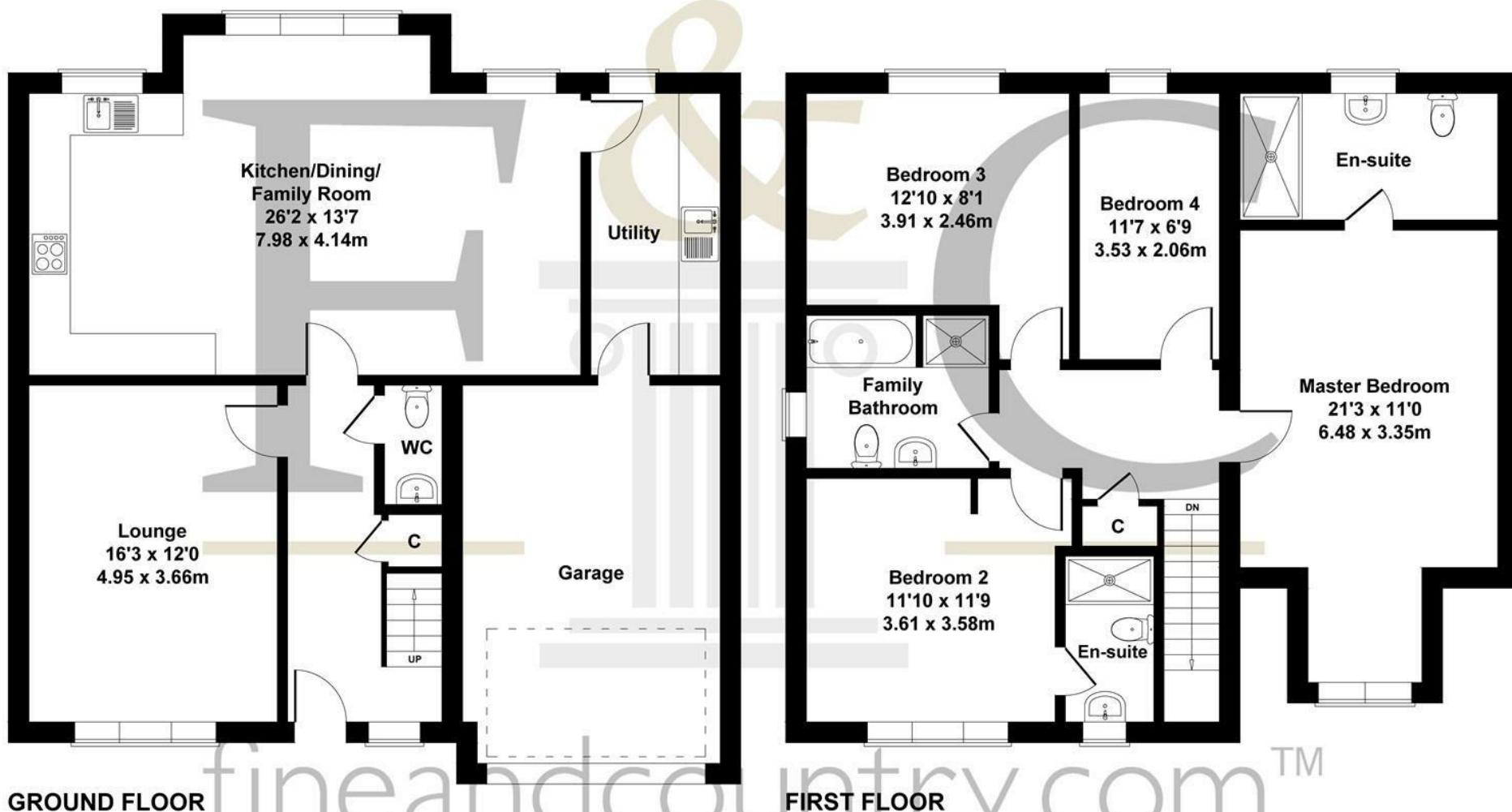
Via Fine & Country

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62 Bloomfield Drive

Approximate Gross Internal Area
2022 sq ft - 188 sq m



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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