



**FINE & COUNTRY**  
Homes from Robinsons

7 FULTHORPE GROVE  
WYNYARD VILLAGE | TS22 5QZ

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A substantial five bedroom family home, 7 Fulthorpe Grove in Wynyard Village was built in 2000 as part of an exclusive development of just 12 properties incorporating modern design and a high standard of fittings. Builder Kebbell Homes was generous in allocating space to ensure the property benefits from a sweeping drive and parking area, detached double garage, gardens at the front and back and a paved patio, all within a plot giving a sense of freedom.

The location was also chosen well to offer peace and quiet in a tranquil setting next to woodland and the Wellington Golf Course, making this a particularly fine home for those who enjoy a round of golf. Inside, the property is equally spacious and has undergone a complete refurbishment bringing the property up to modern day standards with fresh clean and contemporary styling throughout along with high quality of fixtures and fittings.

Nowhere are more apparent than in the dining kitchen which is beautifully fitted with a range of two tone units with white quartz stone worktops and Centre Island with feature lighting. High end cooking appliances by 'Gaggenau', instant boiling water, porcelain tiled flooring and feature slate wall. There is also a formal lounge, dining room, study and utility making the grounds floor extremely family friendly. Upstairs, the dual aspect master suite provides a luxury adult space with a fitted dressing room and en-suite facilities. The second bedroom has an en suite shower room and views over the golf course making it a very pleasant guest room or an enviable space for a teenager. Three further bedrooms share the stunning family bathroom fitted with a free standing tub and tv facilities.











#### AGENTS NOTES:

- All mains services
- LED intelligent lighting throughout
- Ceiling speakers to kitchen, lounge, dining room & family bathroom.
- EER: C73
- Council Tax Band: G
- \* Freehold

The property is subject to a community charge of £450 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.

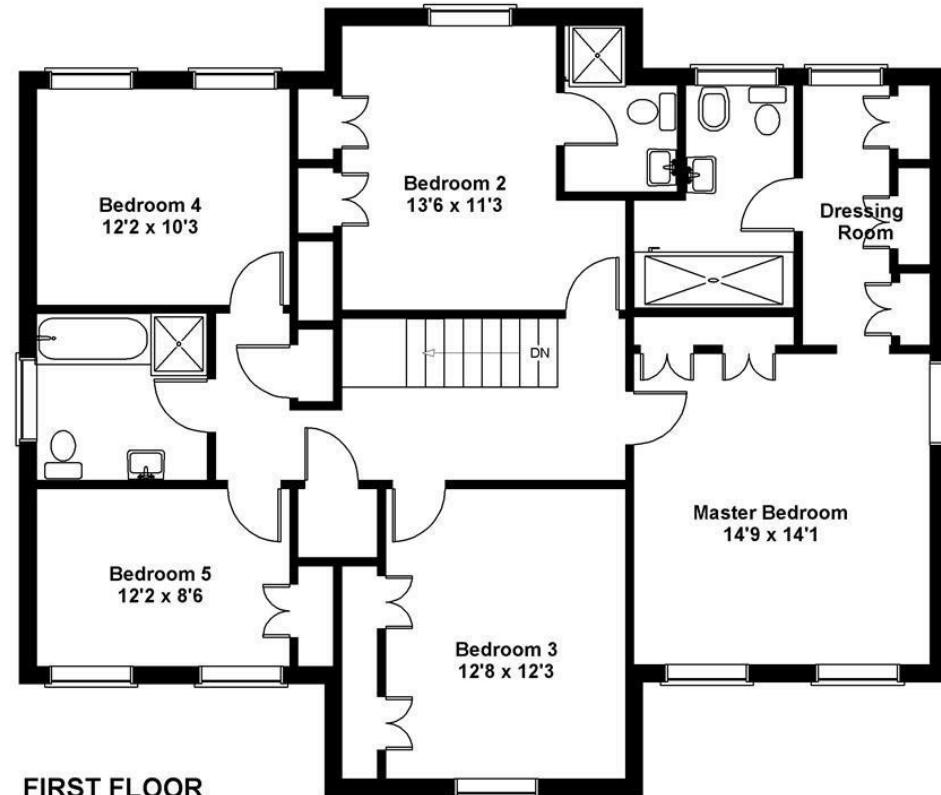
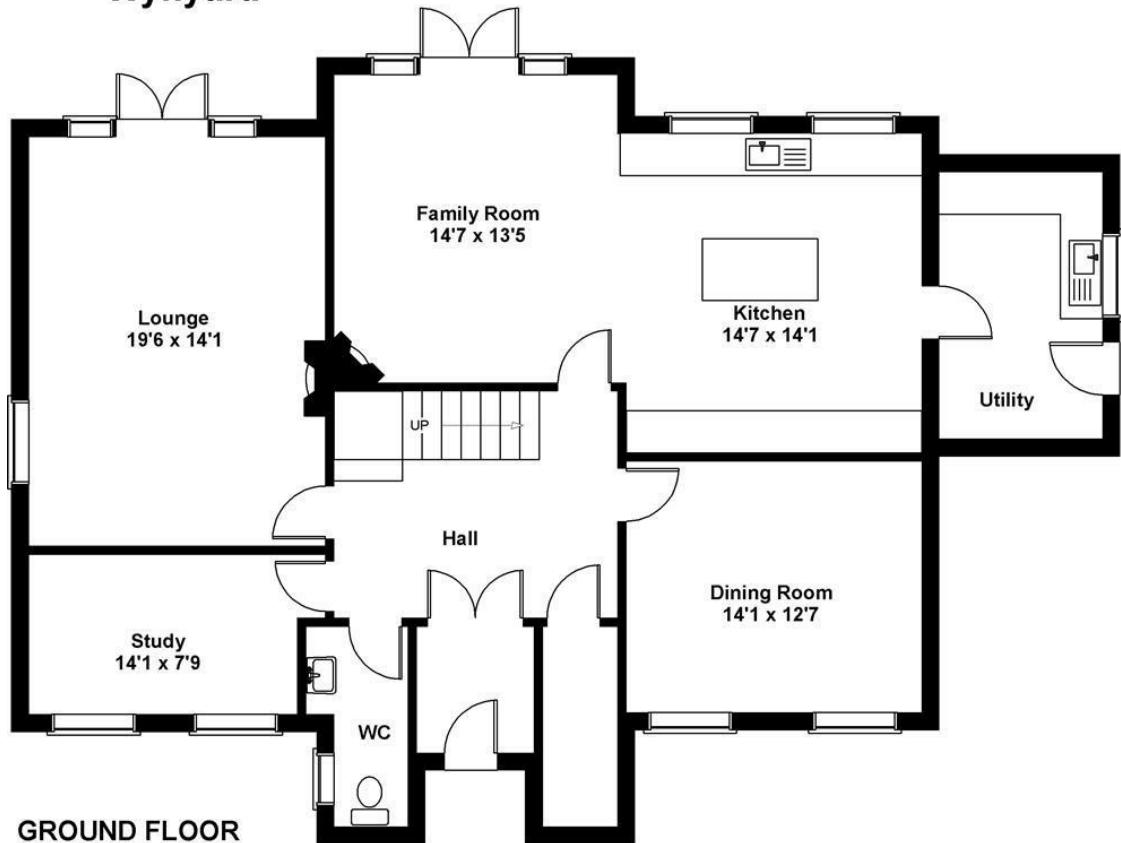
#### VIEWINGS:

Via Fine & Country

Tel: 01740 645 444

Email: [Info@wynyardfineandcountry.co.uk](mailto:Info@wynyardfineandcountry.co.uk)

**7 Fulthorpe Grove  
Wynyard**



**SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY**  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

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.



**Tel: 0191 384 2277**

Fine & Country Durham City Regional Office  
19a Old Elvet, Durham City DH1 3HL  
[info@durhamfineandcountry.co.uk](mailto:info@durhamfineandcountry.co.uk)

**Tel: 0174 064 5444**

Fine & Country Wynyard  
Wynyard Office, The Wynd, Wynyard, TS22 5QQ  
[info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

**[fineandcountry.com](http://fineandcountry.com)**