



FINE & COUNTRY
Homes from Robinsons

23 SUMMER LANE
WYNYARD PARK | TS22 5PY

23 SUMMER LANE WYNYARD PARK | TS22 5PY

A traditional 4 bedroom family home, the Taylor Wimpey built 'Cavendish' offers plenty of space for day to day living as well as relaxing and entertaining. The property occupies a pleasant corner position and is not directly overlooked. The bright and spacious central hallway leads to all reception rooms. To the front there is a formal dining room and study, whilst to the rear there is a well proportioned living room with bay and French doors leading to the rear garden. The breakfasting kitchen and family room, also to the rear is well equipped with a range of high gloss units, with contrasting black granite work surface, built in appliances and centre island/breakfast bar. A second set of French doors lead to the rear garden. A useful utility and cloaks/wc conclude the ground floor space. To the first floor, a particular nice feature about this design is the master suite. Spacious yet cosy with pitched ceiling and 2 dormer windows. Built in wardrobes and en-suite with both bathing and separate shower facilities. A second bedroom also boasts an en-suite, whilst bedrooms 3 & 4 share a Jack n Jill bathroom and dressing area. Externally there is a front lawned garden and double drive leading to a double integral garage, whilst to the rear there is a lawned garden with large patio area raised decked sun terrace/bar area, ideal for outside entertaining.











AGENTS NOTES:

- Energy Performance Rating: B86
- Gas Fired Central Heating Via Radiators
- Fully UPVC Double Glazed
- Up To 200Mb Broadband Available

* 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:

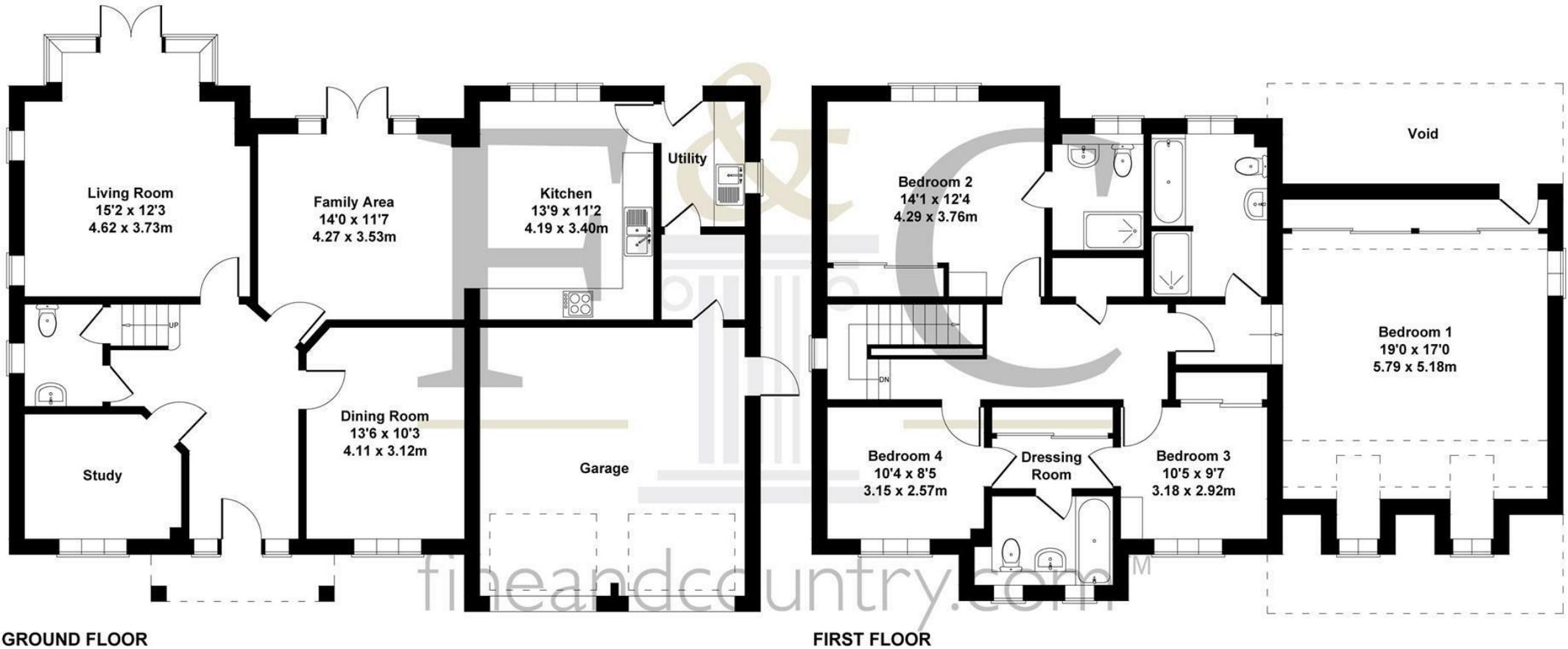
Via Fine & Country

Tel: 01740 645 444

Email: Info@wynyardfineandcountry.co.uk

23 Summer Lane

Approximate Gross Internal Area
2530 sq ft - 235 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. 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.



Tel: 0191 384 2277

Fine & Country Durham City Regional Office
19a Old Elvet, Durham City DH1 3HL
info@durhamfineandcountry.co.uk

Tel: 0174 064 5444

Fine & Country Wynyard
Wynyard Office, The Wynd, Wynyard, TS22 5QQ
info@wynyardfineandcountry.co.uk

fineandcountry.com