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25 MANORSIDE
WYNYARD PARK | TS22 5SF

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**** A SHORTLISTED FINALIST FOR THE LABC NORTHERN BUILDING EXCELLENCE AWARD FOR 2020. A fantastic achievement.**** Privilege and prestige with an exclusive address, 25 Manorside is the key to a high-end lifestyle in one of the North East's most desirable and aspirational locations.

Situated in ten acres and surrounded by mature woods with access to a further 150 acres of woodland, the gated development at Wynyard is reserved for high quality, executive residences. Each property is planned to be in keeping with the estate principles of excellence, exclusivity and privacy.

25 Manorside is, therefore, a brand new, individual dwelling with a ten-year construction warranty that benefits from being situated on a corner plot with gardens to three sides, a granite block-paved drive and a double garage.

Contemporary yet characterful, it boasts substantial living accommodation with underfloor heating and a layout designed for family life, as well as five double bedrooms all with en suite bathroom and dressing facilities.

Full height windows maximise the amount of natural light entering the property. Polished tile surfaces and glazed balustrades create bright and clean modern interiors from the reception hallway and beyond.

Family life centres on the kitchen diner space which extends to more than 54ft across the back of the property. Glass bi fold doors extend the space into the garden for outdoor dining.

The kitchen is fitted with stunning Schüllers Next 125 German-manufactured black, grey and white high gloss units and an island with breakfast bar, an extensive range of units and a pantry.

Double internal doors lead into the lounge, which has feature lighting within dropped coving, to create an exceptional space for entertaining.

The ground floor is also occupied by a home cinema, utility room, cloakroom and internal access to the double garage. Smart technology runs throughout the house.











CONTINUED:

The main glazed staircase leads up to a galleried landing with floor to ceiling windows overlooking the front of the property.

The exceptional facilities connected to each bedroom means everyone has their own elements of luxury to enjoy. In the master bedroom, this means two walk-in dressing rooms and a Juliet balcony facing the rear garden.

The fifth bedroom offers an exciting opportunity for an older child since it is reached by its own private staircase. Alternatively, it's an excellent space for guests or a live-in nanny.

All the bathrooms are beautifully fitted with stylish suites and a selection of freestanding baths, vanity units, contemporary radiators, wet room-style showers and underfloor heating.

Luxury living on a large scale, 25 Manorside is a once in a lifetime home that is ready and waiting for its forever family.

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.

AGENTS NOTES:

- * All Main Services
- * Under Floor Heating To Ground Floor & Bathrooms
- * CAT 6 Wiring
- * 5 AMP Ring Circuit
- * Smart Technology For Remote Mobile Devices
- * CCTV
- * Powder Coated Aluminium Guttering
- * Freehold
- * EPC: To Be Confirmed
- * Council Tax: H

VIEWINGS:

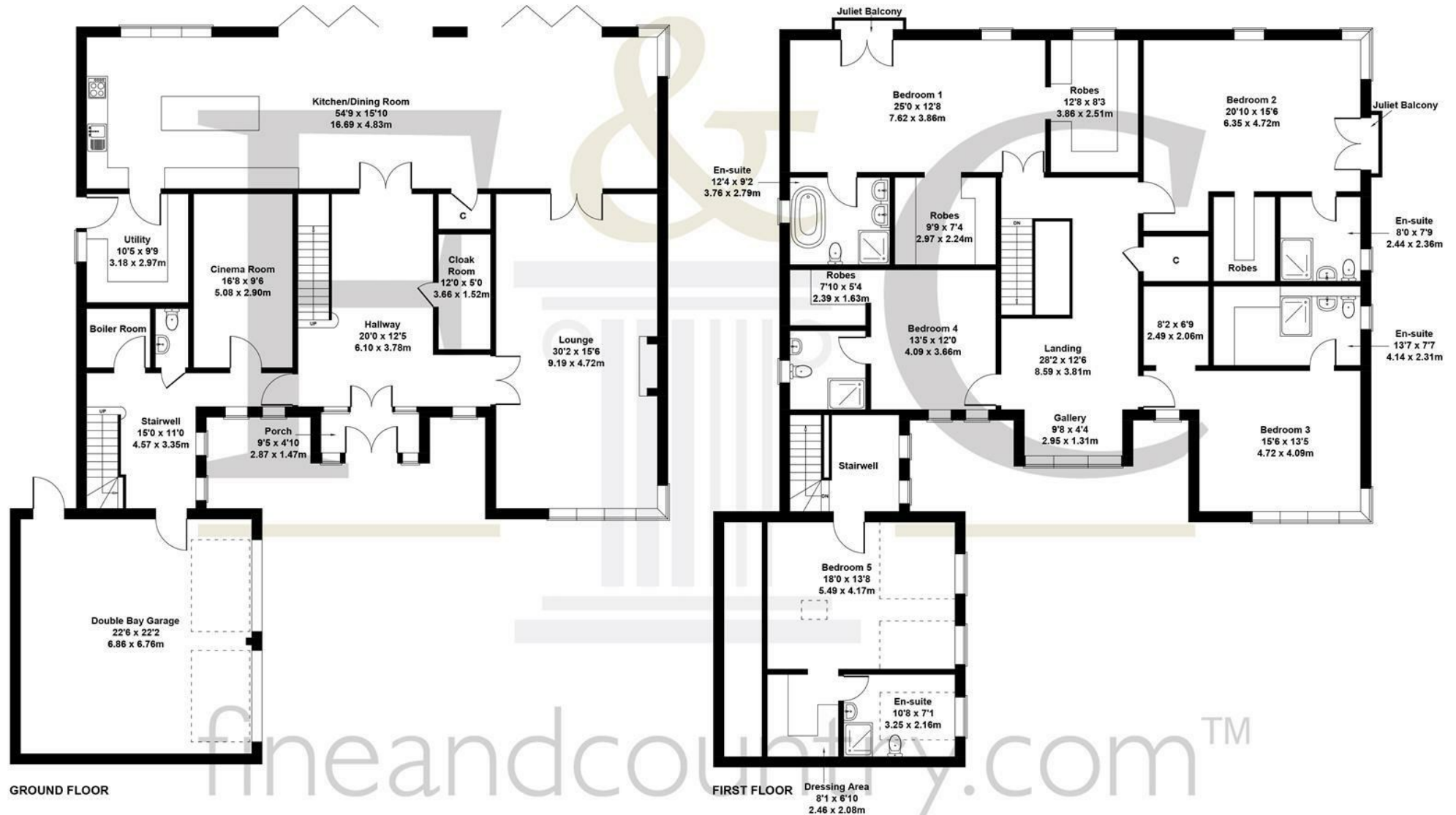
Via Fine & Country

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Plot 3 Manorside

Approximate Gross Internal Area
5487 sq ft - 510 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, 2019

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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