



## Wynbury House Church Road, Low Fell, NE9 5RH

£595,000

An amazing opportunity to purchase this stone built detached house, enjoying this elevated position offering fantastic westerly views. Wynbury House is nestled within beautiful gardens, providing the home with a great deal of privacy. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. This spacious accommodation comprises; entrance porch, hallway with oak flooring, guest cloakroom/ WC, living room with a living flame effect gas fire, dining room with an open fireplace, breakfasting kitchen with an integrated oven and fridge freezer, utility room. The first floor landing provides access into the master bedroom, 3 further double bedrooms and a family bathroom. There is a resin pathway leading to the front of the house and a beautiful landscaped garden. African hardwood gates open onto the resin driveway to the rear and there is a 6.5 x 4.5 garage. Viewings are highly recommended to appreciate this fabulous family home.

### Entrance Porch

7'9" x 5'11" (2.37 x 1.82)

Exposed stone feature wall, laminate flooring and access into the hallway.

### Reception Hallway

12'11" x 7'10" (3.96 x 2.39)



With oak flooring, a radiator with a decorative cover, built in under stairs storage which has wooden flooring and a light and a staircase leading to the first floor.

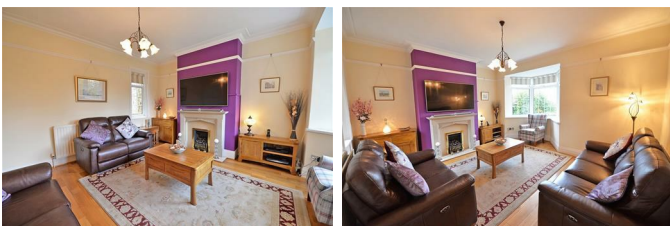
### Guest Cloakroom/ WC



Low level WC, vanity hand wash basin, partial tiling to the walls, tiled floor, window to the side.

### Living Room

15'10" x 14'10" (4.83 x 4.53)



Ceiling cornice, living flame effect gas fire with a feature surround, marble insert and hearth, oak flooring, double and single radiator, window overlooking the rear elevation and a walk in bay window overlooking the front elevation.

### Dining Room

15'7" x 14'0" (4.77 x 4.27)



Coving to the ceiling, open fireplace with a feature surround, tiled insert and hearth, oak flooring, radiator with a decorative cover, window overlooking the front aspect.

### Breakfasting Kitchen

16'11" x 11'8" (5.18 x 3.58)



Base and eye level units with contrasting granite work surfaces, integrated oven, gas hob and concealed cooker hood, integrated fridge freezer, 1.5 bowl stainless steel sink with a granite drainer, partial tiling to the walls, tiled floor, double radiator, windows to the side and the rear aspects and access into the rear hallway.

### Utility

8'5" x 4'5" (2.59 x 1.36)

Plumbed for a washing machine, wall mounted Baxi boiler, partial tiling to the walls, tiled floor and a window to the side.

### First Floor

Landing with radiator and decorative cover.

### Master Bedroom

14'1" x 11'9" (4.30 x 3.59)



Coving to the ceiling, laminate flooring, 2 double radiators, windows overlooking the front elevation enjoying beautiful views.

### Bedroom Two

12'11" x 11'8" (3.95 x 3.58)



Laminate flooring, double radiator, windows to the side and front elevations.

### Bedroom Three

12'11" x 7'2" (3.95 x 2.19)



Laminate flooring, single radiator, window overlooking the side aspect.

### Bedroom Four

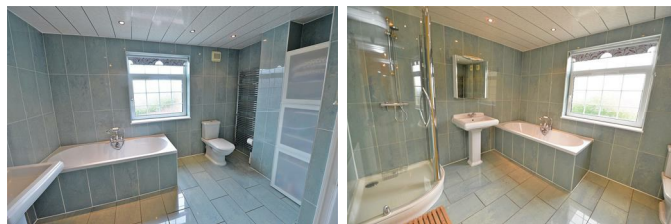
10'0" x 7'6" (3.06 x 2.31)



Laminate flooring, double radiator, loft access, window overlooking the side elevation. The loft is partially floored for storage and has power and lighting.

### Family Bathroom

11'6" x 9'6" (3.53 x 2.90)



Bath with a shower over, corner shower cubicle, low level WC, pedestal wash basin, tiling to the walls and floor, towel warmer, window to the side.

### External



There is a resin pathway leading to the front of the house and a fabulous landscaped garden to the front which is laid to lawn, split level, mature borders and an arbour. African hardwood double gates open into the driveway which provides parking for numerous cars and there is a garage providing extra parking.

### Garage

21'2" x 14'6" (6.47 x 4.42)



Electric roller shutter door, power and lighting and a bay window overlooking the front elevation.

### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

**Tenure**

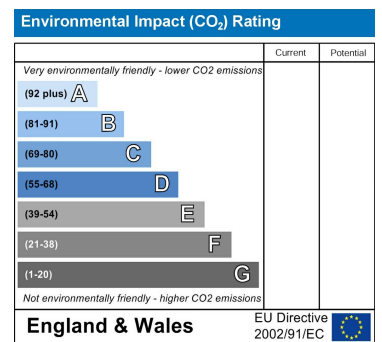
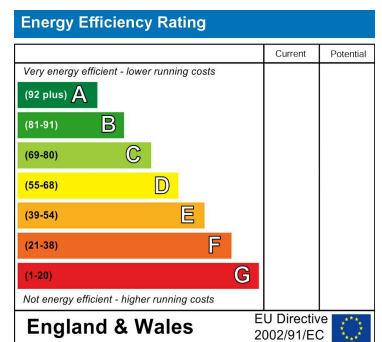
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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