



**FINE & COUNTRY**  
Homes from Robinsons

7 GUNNERS VALE  
WYNYARD VILLAGE | TS22 5SL



## 7 GUNNERS VALE WYNYARD VILLAGE | TS22 5SL

A home in which to live life in luxury, 7 Gunnersvale is a superb property allowing owners to sit back, relax and spend their time enjoying their favourite pastimes with friends and family.

Easy maintenance is the order of the day with a contribution towards the upkeep of beautiful communal gardens and external aspects ensuring that the outdoor space represents leisure and pleasure. A detached double garage means it's a simple in and out to the golf club, the village or a quick trip into town.

Inside, the large two-bedroom, two-bathroom apartment is spacious and of high quality, reflecting its location in exclusive Wynyard. It has all the features and scale of a house but with the convenience of being on one level.

From the central hallway, the living accommodation is to the right, the bedroom suites to the left. The large kitchen has a range of integrated stainless steel appliances, including a dishwasher, washing machine and fridge freezer, as well as a peninsular breakfast bar and practical Amtico flooring.

The fabulous lounge extends to 28ft and is full of light thanks to a large bay window giving extensive views of the gardens. It leads open plan into a formal, dual aspect dining room.

Both bedrooms offer true luxury. The master comes with fitted wardrobes and a dressing table in addition to a separate dressing room. The en suite bathroom suite is connected to a Bang and Olufsen surround sound system. One of eight enormous luxury apartments situated in gated and private grounds of approximately one acre. Each apartment has a double garage with private parking.



















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The second bedroom also has a full size en suite bathroom and fitted wardrobe and desk. A contemporary cloakroom completes the property's stylish interior, which is beautifully presented throughout.

Gunnersvale allows independence yet with a sense of community, the security of neighbours but plenty of privacy. The grounds are a joy to sit in and walk around, while there are plenty of opportunities around the village for getting outdoors, visiting Wynyard Hall and gardens and enjoying the many events taking place there.

#### LOCATION:

Firmly established as one of the North East's most exclusive addresses, Wynyard Village offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside on the edge of the 2,000-acre Wynyard estate, it offers tranquillity and a real getaway within a thriving community of upmarket housing.

#### AGENTS NOTES:

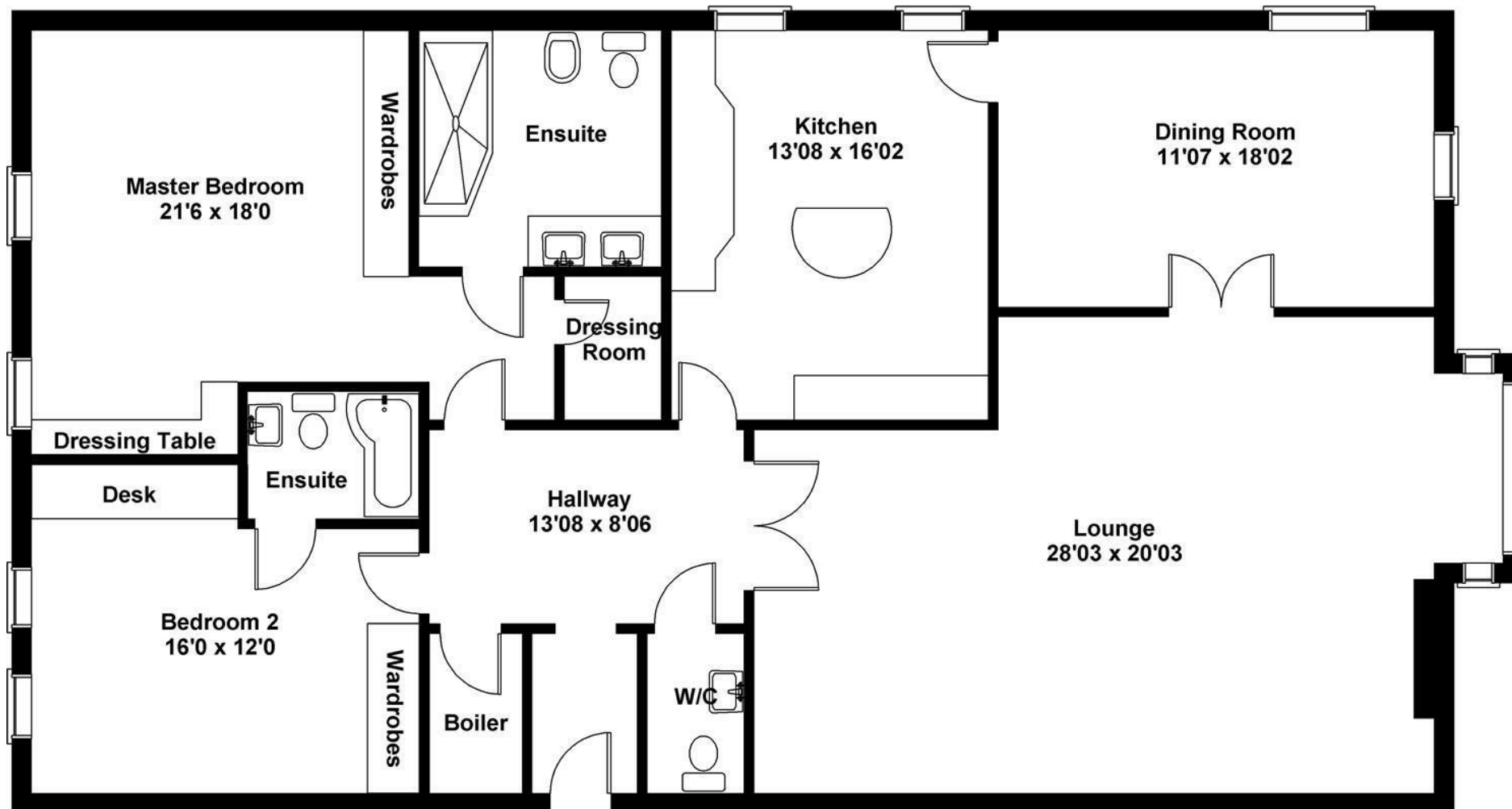
- \* All main services
- \* Gas Fired Central Heating via Radiators
- \* Recently fitted UPVC windows
- \* 5 Amp circuit for lamps
- \* Leasehold.
- \* A charge of approx £135 pcm is payable to the management company to cover building insurance, general maintenance of communal areas, window cleaning and gates & lighting.
- \* The grounds are owned by the residents and therefore there is no the ground rent and the lease is indefinite.
- \* Council Tax Band E
- \* EER C78

The property is subject to a community charge of £420 Inc. VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### VIEWINGS:

Via Fine & Country Wynyard  
01740 645444

# 7 Gunnersvale



## 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)





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