



13 Silvermede Road  
Wynyard Park | TS22 5FR



Fine & Country Wynyard

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# 13 Silvermede Road Wynyard Park | TS22 5FR

\*\*\*\* PRICED TO SELL AS PART OF A BUILDERS INCENTIVE\*\*\*\* Built by Avant Homes to their 'Honiton' design is this spacious three bedroom semi detached property; tucked away on a spacious plot. This executive style property boasts high end fixtures and fittings throughout, and plenty of integrated storage; perfect for family living.

To the ground floor there is an internal porch with storage cupboards, a spacious living room with solid oak flooring and attractive deco, open plan kitchen/diner fitted with a contemporary range of units, built in appliances and open plan living space with access to the rear garden via bi-fold doors. A useful utility room and a downstairs WC conclude the ground floor space.

Too the first floor are three spacious bedrooms, bedroom one with an en-suite, and a family bathroom. Externally to the front there is a driveway leading to a single garage and lawned garden, whilst to the rear there is a beautifully landscaped garden, predominantly laid to lawn with conifer hedging to the borders, raised flower beds and paved patio area.



#### AGENTS NOTES:

- Council Tax Band: E
- EER: B83
- Freehold
- Fully Double Glazed
- Gas Fired Central Heating

#### PROPERTY FEATURES:

##### Internal:

- Gas central heating controlled by Hive smart thermostat
- High ceilings and large secure windows by design, for natural light & space

##### Kitchen:

- Integrated Hotpoint Class 9 electric fan assisted multi-function oven\*, combi microwave oven with crisp technology and grill/plate warmer
- Integrated fridge, freezer and dishwasher

##### Bathroom & Shower:

- Floor-to-ceiling bespoke ceramic tiling
- Chrome heated towel rail
- Large fixed overhead rain shower, hand-held hair wash & slim profile bath filler

##### External:

- Warm Core bi-folding doors which are light and easy to operate
- Landscaped front gardens in accordance with landscaping design
- Turf to rear gardens with patio/decking

#### 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. Wynyard Church of England Primary School. 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 and Country, Wynyard

Tel: 01740 645444

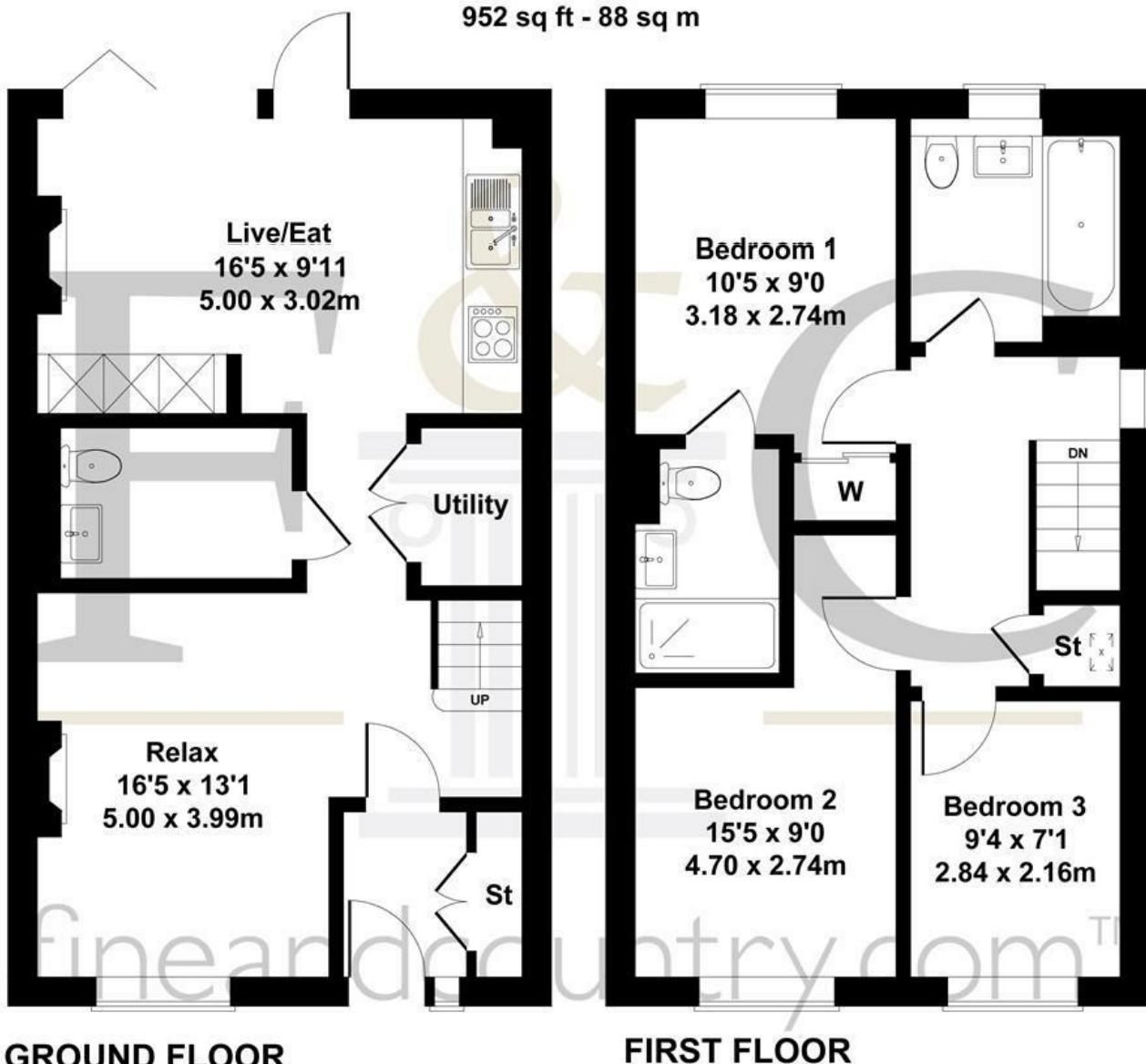
Email: [info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)



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Approximate Gross Internal Area

952 sq ft - 88 sq m



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.

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.