



**FINE & COUNTRY**  
Homes from Robinsons

2 SUMMER LANE  
WYNYARD | TS22 5PY

## 2 SUMMER LANE WYNYARD | TS22 5PY

A stylish four bedroom detached family home built by Taylor Wimpey. The property has been greatly improved by the current vendor with the inclusion of a new extension to the side and the replacement of the Kitchen.

The kitchen supplied by the well renowned company of 'HS interiors' is a German Rational Kitchen in platinum grey with centre island and Silestone worktops and splashbacks. NEFF appliances include a circotherm slide and hide twin ovens, induction hob with flex zone, microwave and dishwasher.

The kitchen in turn leads into the extension which is currently utilized as a utility room. The lounge runs the full depth of the property featuring a contemporary inset fire gas living flame fire with a graphite grey split tiled fascia and patio doors lead into the rear garden.

Across the hallway is a formal dining room/family room and cloaks/wc. To the first floor the master bedroom has a range of fitted wardrobes and en-suite. Whilst the remaining three decent sized bedrooms are serviced by the family bathroom. Externally the property advantages from a large double drive with private gated entrance leading to a double detached garage.

The rear garden has an array of planted areas and patio area.











#### AGENTS NOTES:

- \* Council Tax Band: F
- \* EER: B84
- \* Gas Central Heating via radiators
- \* Fully Double upvc Glazed
- \* FREEHOLD
- \* Currently still under NHBC guarantee
- \* The property is subject to a community charge of £300 + VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### LOCATION:

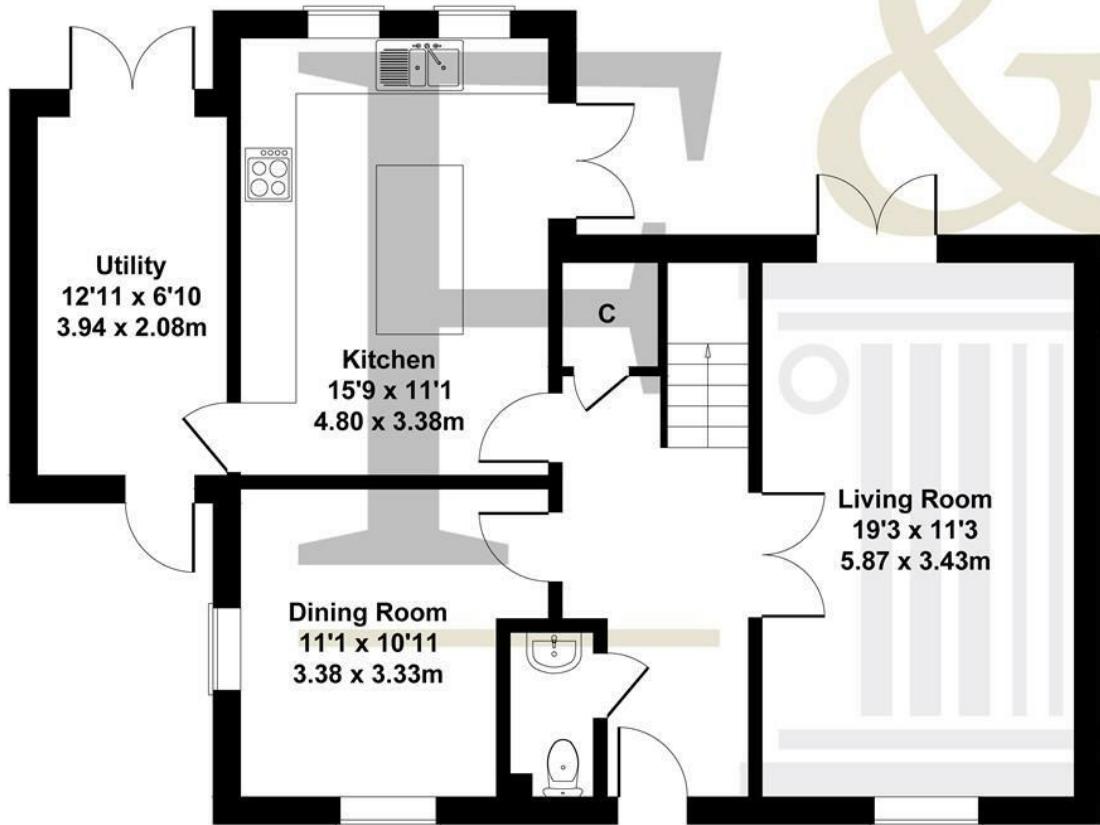
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. 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:

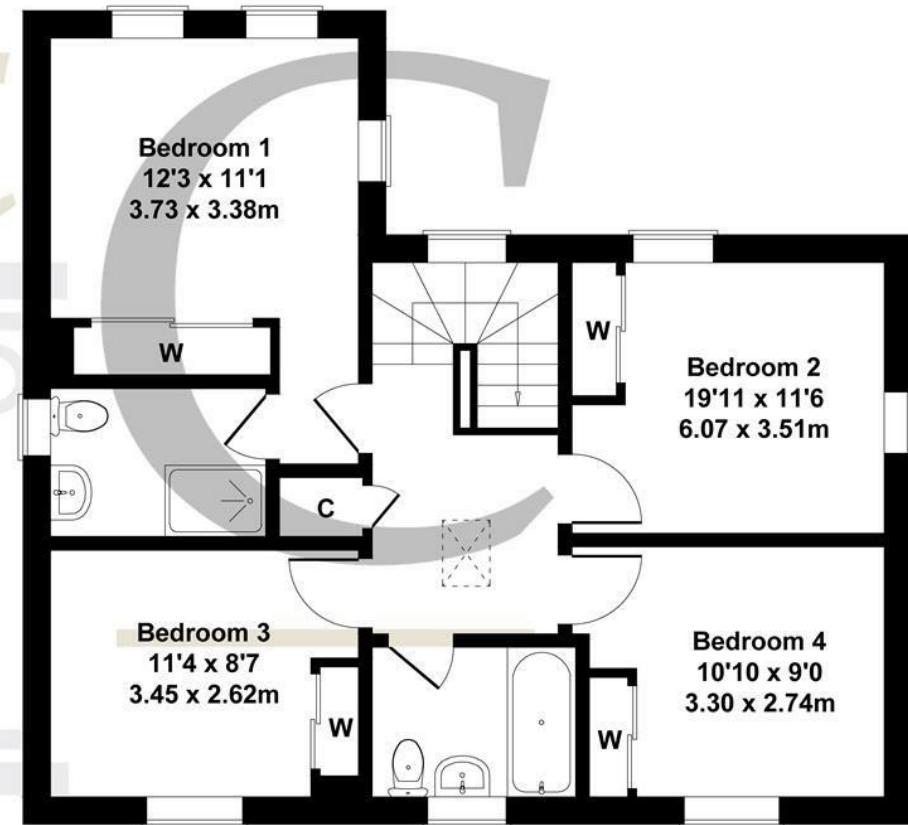
Via Fine & Country  
Tel: 01740 645 444  
Email: [Info@wynyardfineandcountry.co.uk](mailto:Info@wynyardfineandcountry.co.uk)

# 2 Summer Lane

Approximate Gross Internal Area  
1451 sq ft - 135 sq m



GROUND FLOOR



FIRST FLOOR

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](mailto:info@durhamfineandcountry.co.uk)

**Tel: 0174 064 5444**

Fine & Country Wynyard  
Wynyard Office, The Wynd, Wynyard, TS22 5QQ  
[info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

**[fineandcountry.com](http://fineandcountry.com)**