



6 Sheepdene
Wynyard, TS22 5RZ

£850,000

Energy Rating : C



6 Sheepdene

Description

Sometimes words just fail to deliver! It's very easy to run out of superlatives when trying to describe to the reader, this absolute stunning 4/5 bedroom detached family home. Occupying a fantastic corner plot at the head of a super desirable cul de sac position, this outstanding home has a lot more to offer than meets the eye bursting with luxury after luxury. ALL in all an impressive family home radiating a fantastic elegance & warmth, that will make you excited to arrive home! The property benefits from gas central heating and uPVC double glazing; elegantly comprising; Entrance lobby, prestigious reception hall, downstairs cloaks/WC, home office/study, living room, family room, stunning fitted kitchen/breakfast room with utility and dining room. To the first-floor; elegantly proportioned master bedroom with dressing room and luxury en-suite bathroom/WC. Fantastic second bedroom with luxury en-suite/WC, two further double bedrooms, family bathroom/WC and bedroom 5 which offers brilliant versatility. Externally; extensive & attractive block paved driveway, triple detached garage and beautiful wrap around gardens that encapsulate this stunning home! Properties of this calibre in such a glorious location are few and far between, therefore internal viewing is strongly advised!

Location

Wynyard, an area that needs little to no introduction known for being an intimate & exclusive residential development of individually designed premium homes which offer everything you can wish for from such a development whether it be the beautiful landscaped grounds or aesthetically pleasing homes. The development was designed to provide residents with a high level of comfort, privacy, and a sense of exclusivity within a carefully curated community making it perfect for families looking for a sophisticated living experience. Wynyard has its fair share of natural beauty being surrounded by even more of the same with the North Yorkshire moors national park & Cleveland hills only a short distance away. The business & commercial centre's of Teesside, Durham & Sunderland are all in comfortable driving distance.

ACCOMMODATION:

Entrance Lobby

Glazed entrance door to the front with adjacent glazed surround, double radiator and distinctive 'Amtico' flooring. Double partially glazed inner doors giving access to the reception hall.

Prestigious Reception Hall

If you weren't amazed by the approach from the private driveway & the first impressions then you will be amazed when you step through the lobby doors and will begin to realise the size quality and luxuries this beautiful home has to offer with a brilliant centered staircase that radiates sophisticated living. Partially glazed inner doors to the front, double radiator, wall lights, useful storage cupboard, downlights, distinctive 'Amtico' flooring and access to all other rooms.

Downstairs Cloaks/WC

A fully tiled modern white suite comprising; push-button WC, floating vanity wash hand basin with mixer tap, radiator, extractor unit and uPVC double glazed window to the side.

Home Office 11' 4" x 8' 4" (3.45m x 2.54m)

uPVC double glazed window to the rear, double radiator and stylish laminate flooring.

Living Room 12' 8" x 22' 3" (3.86m x 6.78m)

A light & airy dual aspect room with uPVC double glazed window to both the front & rear allowing the room to fill with natural light. Another particular feature being the recessed 'Inglenook' fireplace that sits on a stunning stone surround, two double radiators, stylish laminate flooring and decorative ceiling coving.

Family Room 12' 7" x 15' 1" (3.83m x 4.59m)

uPVC double glazed window to the front, two double radiators, stylish laminate flooring and decorative ceiling coving. Double doors giving access to the reception hall.

Stunning Fitted Kitchen/Breakfast Area 14' 1" x 16' 4" (4.29m x 4.97m)

Quality & modern range of wall and base units incorporating drawers, 'Silestone' worktops and coordinating upstands. Stainless steel inset sink with mixer tap, integrated dishwasher, integrated under counter fridge, integrated under counter freezer, two built in electric ovens with separate gas hob and cooker hood over. Distinctive 'Amtico' flooring, access to both the utility room & dining room and uPVC double glazed windows to either side.

Utility Room

Range of base storage units with stainless steel inset sink, plumbing for a washing machine, space for an additional under counter fridge, wall mounted gas central heating boiler, double radiator, distinctive 'Amtico' flooring, extractor unit, uPVC double glazed window and entrance door to the side.

Dining Room 12' 0" x 10' 9" (3.65m x 3.27m) [Excluding-Bay]

When you think of Christmas with the family, this is the room that comes to mind, its size and elegant proportions are perfect for entertaining the whole family with uPVC double glazed 'French' doors to the side with adjacent glazed surround and offering an effortless connection to the garden. Distinctive 'Amtico' flooring and double radiator.

FIRST - FLOOR:

Galleried Landing Area

A fantastic connection space with attractive spindle balustrade and downlights.

6 Sheepdene

Inner Lobby

Giving access to the master bedroom, family bathroom and loft space. Two useful storage cupboards housing the hot water tank and downlights.

Master Bedroom 13' 4" x 16' 5" (4.06m x 5.00m)

An elegantly proportioned room with brilliant opening to the dressing room, uPVC double glazed window to the side, double radiator and wall lights.

Dressing Area

uPVC double glazed window to the side, downlights and quality range of fitted wardrobes.

Luxury en-suite Bathroom/WC

A fully tiled modern white suite comprising; panel bath with mixer tap and handheld shower attachment. Separate double shower cubicle, vanity wash hand basin with mixer tap and base storage units, chrome towel radiator and uPVC double glazed window to the side.

Bedroom 2 10' 9" x 12' 9" (3.27m x 3.88m)

uPVC double glazed window to the front and double radiator.

Luxury En-suite Shower Room/WC

Modern white suite comprising; double shower cubicle, floating vanity wash hand basin with mixer tap, push-button WC, grey towel radiator, distinctive 'Karndean' flooring and extractor unit.

Bedroom 3 12' 7" x 12' 9" (3.83m x 3.88m)

uPVC double glazed window to the rear, double radiator and fitted wardrobes.

Bedroom 4 9' 4" x 12' 9" (2.84m x 3.88m)

uPVC double glazed window to the front and double radiator.

Bedroom 5/ Versatile Reception Room 7' 5" x 14' 9" (2.26m x 4.49m)

A fantastically versatile room which could be optimised to suit many needs with uPVC double glazed window to the front, two double radiators and glazed doors giving access to the landing.

EXTERNALLY:

Driveway

Attractive sweeping block paved driveway that leads to the detached garage and offers ample off-street parking.

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Viewing Arrangements

Tel: 01287 630733

Email: teesside@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.