

THE STABLES, WYNYARD, TS22 5QQ



- ▲ Four Bedroom Detached House with Two Modern Bath/Shower Rooms
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Undoubtedly One of the Best Plots Available in Wynyard Village
- ▲ Lovely Large South Facing Rear Garden Leading Down to Wynyard Cricket Field

- ▲ Detached Double Brick Built Carport & Parking for Numerous Cars
- ▲ Two Reception Rooms & Open Plan Kitchen/Diner with a Range of Shaker Design Units
- ▲ Victorian Wooden Conservatory
- ▲ Gas Central Heating & UPVC Double Glazing

£425,000

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It's unlikely you'll encounter many in Wynyard Village with a garden quite as big or that has such a wonderfully fortunate aspect. The view from the rear of the property is just divine, looking down onto the cricket field and across to the woods surrounding Wynyard Hall.

Being 100ft and South facing sounds impressive enough, but the property is offered to the market with a CHAIN FREE sale and features over 1,200 sq. ft of living accommodation.

The home comprises entrance hall, cloakroom/WC, study, front lounge, Victorian wooden conservatory and kitchen/diner with a range of Shaker design units. The first floor gas landing, bedroom one with en-suite, three further bedrooms and bathroom with four-piece suite.

Other notable attractions include attractive shared access driveway leading to a brick built double carport, gas central heating, UPVC double glazing and within walking distance of local amenities.

GROUND FLOOR

ENTRANCE HALL - Wooden composite entrance door with glass inlay to a spacious entrance hall with staircase to the first floor, under stairs storage cupboard, LED downlights, woodgrain effect laminate flooring and radiator.

STUDY - 3.3m x 1.85m (10'10" x 6'1")

With woodgrain effect laminate flooring and radiator.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising wash hand basin, WC, radiator, woodgrain effect laminate flooring and electric extractor fan.

LOUNGE - 4.1m x 3.33m (13'5" x 10'11")

With woodgrain effect laminate flooring, radiator and wall mounted living flame fire.

OPEN PLAN KITCHEN DINER - 7.92m x 3m (max) (26' x 9'10" (max))

Fitted with a range of shaker design wall, drawer, and floor units with complementary marble effect work surface, five ring induction hob with brushed steel electric extractor fan over with glass inlay, integrated electric oven and microwave, plumbing for washing machine, space for American style fridge freezer, floor to ceiling tube radiator, further radiator, woodgrain effect laminate flooring, composite door to the rear garden, wall mounted gas boiler, LED downlights, floor to ceiling mirror and wooden doors with glass inlay open to ...

CONSERVATORY - 3.9m x 3.05m (12'10" x 10')

With woodgrain effect laminate flooring and wooden doors with glass inlay open to the rear garden.

TO VIEW: Tel: **01642 955140**

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FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 3.58m x 3m (11'9" x 9'10")

With radiator and built-in fitted wardrobes and drawers.

EN-SUITE - Fitted with a modern three-piece suite comprising corner shower cubicle with glass sliding doors and shower over, wash hand basin, WC, chrome towel rail, part tiled walls, tiled floor and electric extractor fan.

BEDROOM TWO - 3.58m x 3m (11'9" x 9'10")

With radiator.

BEDROOM THREE - 3.35m x 2.57m (11' x 8'5")

With radiator.

BEDROOM FOUR - 3.25m x 2.51m (10'8" x 8'3")

With radiator.

BATHROOM - Fitted with a modern white four-piece suite comprising tiled panelled bath with mixer tap, corner shower cubicle with glass sliding doors and shower over, wash hand basin, WC, chrome towel rail, tiled walls and tiled floor and electric extractor fan.

EXTERNALLY

GARDENS & PARKING - To the front there is a flagstone pathway to the entrance door, astro turf lawn with bush borders and side door access to the brick built storage. A shared access driveway leads to the double brick built carport with access to the generous south facing rear garden with flagstone patio area, timber shed, large lawn leading down to Wynyard Cricket Pitch, raised timber decked area, outside tap and the garden is not directly overlooked to the rear.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - MH/LS/BIL240479/29102025

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

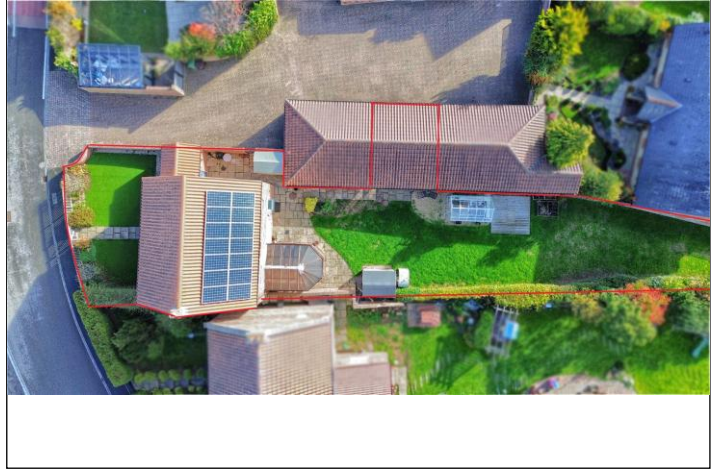
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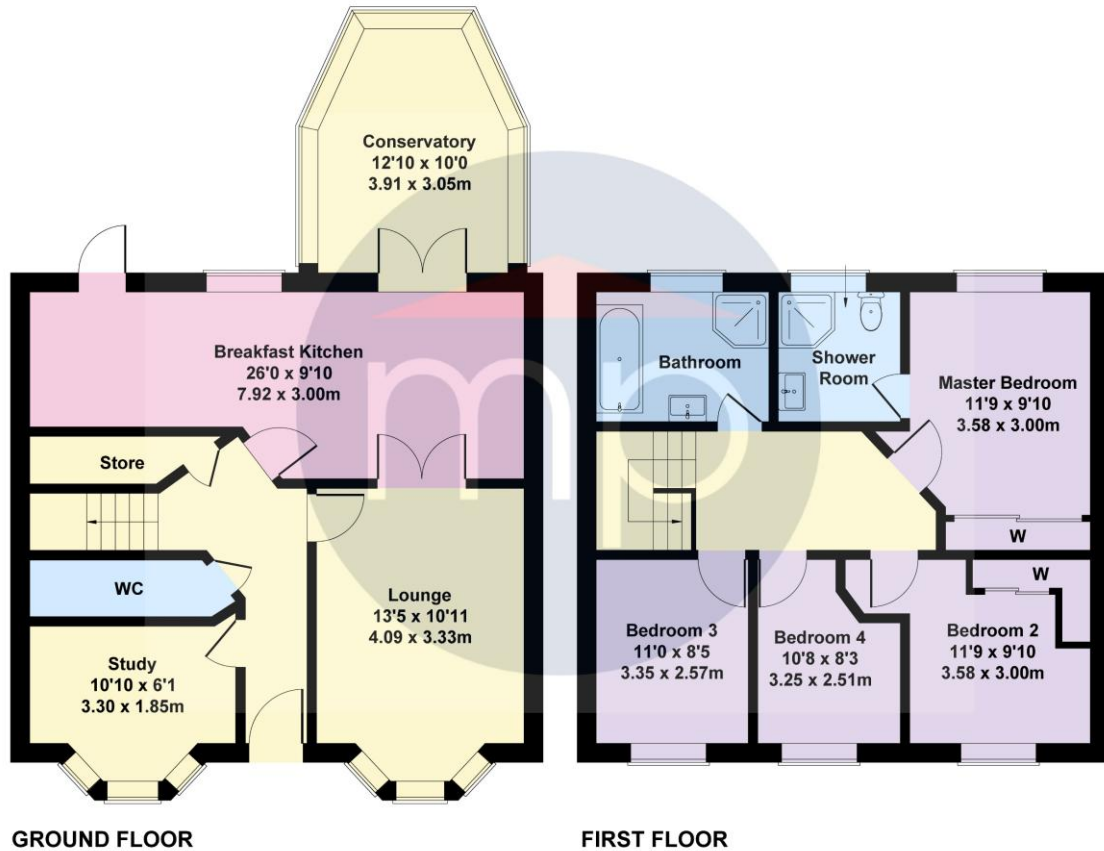


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The Stables

Approximate Gross Internal Area
1380 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2025
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