



## 14 Autumn Grove

, Wynyard, TS22 5UX

**Guide Price £299,999**



**\*MOTIVATED SELLERS\*** Igomove are honoured to present this luxurious three bedroom, detached family home within the highly desirable and much coveted location of Autumn Grove in Wynyard. The location itself needs little to no introduction due to its honourable reputation, possessing one of the North East's most exclusive addresses as well as its range of amenities at its doorstep such as the Village Store, Salon, Gastro Pub, Glasshouse Café & Restaurant, Dentist, Pharmacy and of course the reputable Wynyard Hall & Spa in addition to enjoying fast connections to both A19 & A1. The location itself also benefits from highly regarded schools as well as a golf course set within the beautiful countryside setting, perfect for all the family and friends to enjoy. The development also benefits from 24/7 security with regular mobile patrols of the neighbourhood.

This impressively unique residence offers you a perfect and modern family home as well as a blend of comfort and convenience with its ideal location perfect for stepping back from the busy life of Teesside. This home is nothing short of a true gem and briefly comprises of three bedrooms, two bathrooms, spacious lounge, kitchen/dining room, utility, downstairs W/C and garage.



**Lounge - (3.81m x 4.78m)**  
This wonderful reception room offers a large bay window flooding the space with natural light, fitted shelves, staircase to first floor, wooden flooring and directly connects you with the spacious kitchen/dining room.

**Kitchen/ Dining Room - (5.34m x 3.47m)**  
Flowing beautifully from the lounge, you are met with the lengthy kitchen/dining room. Wooden flooring continues complimented with a tastefully decorated interior, stylish wall and base units, integrated double oven, integrated fridge freezer, hob, extractor fan coupled with generous dining space and French doors out to the south facing rear garden.

**Utility Room & Downstairs WC:**  
Located just off the kitchen for added convenience features a spacious area for all of your laundry needs, extra cabinetry and rear garden access. The downstairs WC features a modern hand wash basin and WC.

**Master Bedroom - (4.20m x 2.95m)**  
A large bedroom with dressing area through to the en-suite for a touch of luxury. En-Suite comprises of a double walk-in shower, wash basin and WC

**Bedroom Two - (2.69m x 4.14m)**  
The guest bedroom is a generous space decorated in neutral tones with large window overlooking the rear.

**Bedroom Three - ( 2.69 x 3.49m )**  
This bedroom is spacious single room with plenty of living space.

**Bathroom:**  
The beautifully finished family bathroom features a spacious fitted bath, hand wash basin and WC. A storage cupboard completes the bathroom which adds convenience.

Externally, this spectacular home boasts a spacious, South-facing garden which is easily maintainable. The front benefits from a double width, block paved driveway which in turn leads to the integral garage. Make this exceptional home your own and book your viewing today. Igomove are open 7 days a week.

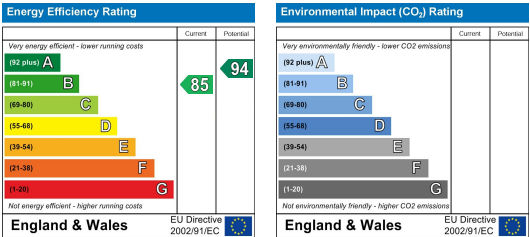
Area Map



Floor Plan



Energy Efficiency Graph



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