



**FINE & COUNTRY**  
Homes from Robinsons

1 BURN AVENUE  
WYNYARD WOODS | TS22 5UP

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Fine & Country are delighted to offer for sale this welcoming family home providing almost 1900sq ft of living space across two floors. Built by 'Robertsons Homes' to the 'Leonardo' design and being one of two built, the accommodation gives lots of practical flexible space. Large windows flood rooms with natural light. Occupying a prime corner position, the accommodation briefly comprises of entrance hallway with ceramic tiled flooring that continues through into the rear, cloaks,wc, generous sized lounge to the front and a further reception room across the hallway that could be utilised for those working from home as a study. Stretching the full width of the rear is the stunning contemporary styled open plan dining kitchen with upgraded quartz worksurfaces, a comprehensive range of 'Siemens' built in appliances, including double oven, induction hob, fridge, freezer, dishwasher and wine cooler.

The dining area opens onto the beautiful garden room with high Cathedral ceiling and French doors connecting the indoor and outdoor space. The whole area is ideal for modern family living and entertaining. A useful utility room concludes the ground floor. To the first floor the master suite has en-suite shower facilities, walk in wardrobe and French doors with 'Juliet' balcony. A second bedroom with en-suite and built in wardrobes, whilst the remaining 2 double bedrooms are serviced by the family bathroom with shower facilities. Externally to the rear there is a South East facing garden that is partially walled, not overlooked and offers a great deal of privacy. To the front there is a small garden area with deer fencing. Car parking is extremely well catered for allowing parking for number of vehicles upon the gated drive in addition to the double garage. The property is within waling distance to the village amenities and the Wynyard Church of England Primary School.











#### AGENTS NOTES:-

- \* Many upgrades from original specification.
- \* All main services
- \* Fibre broadband
- \* Security System
- \* EER 85B
- \* Council Tax Band: F

The property is subject to a community charge of £450.00 inc 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. 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:-

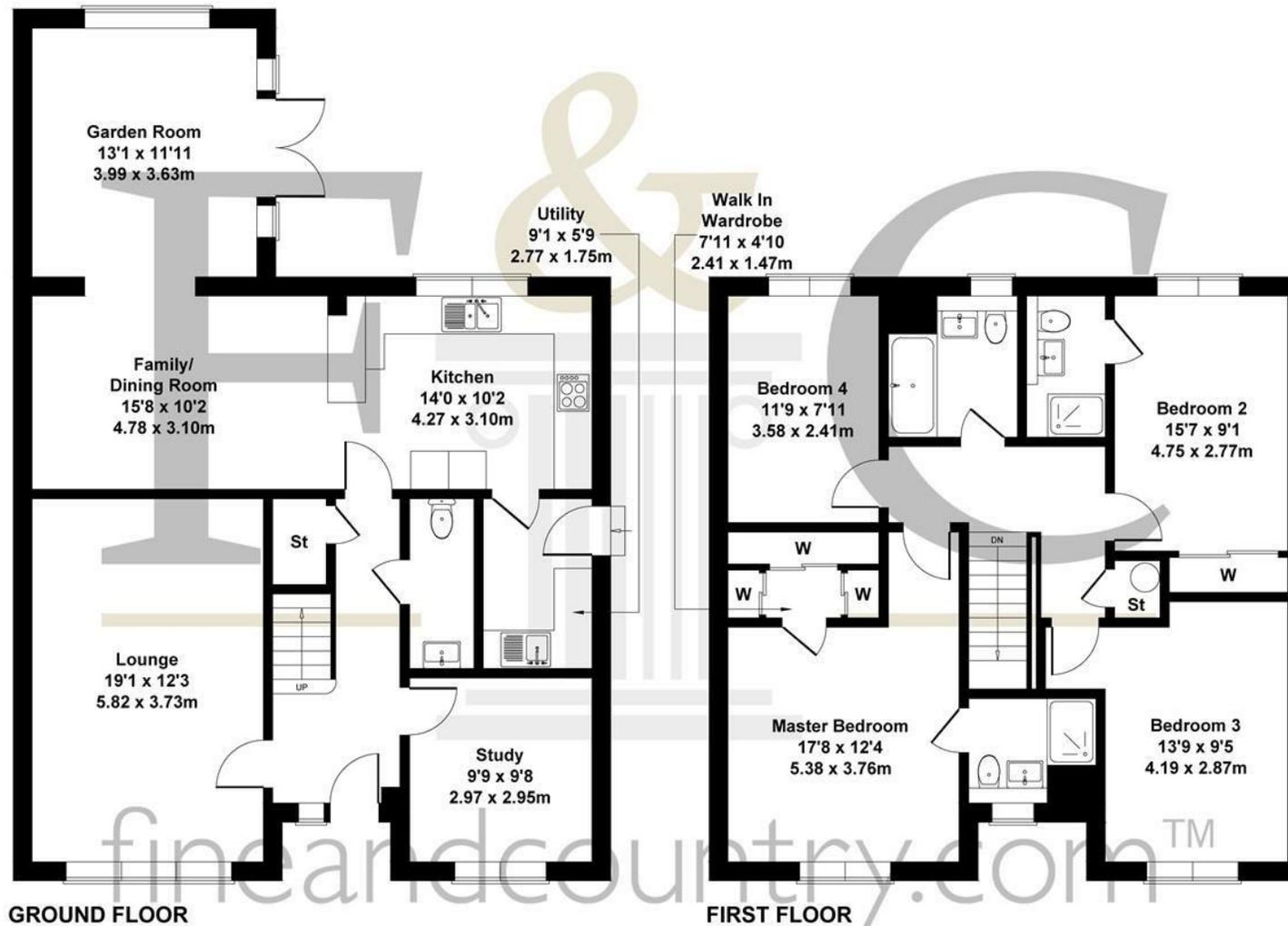
Via Fine & Country

Tel: 0170-645-444

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

# Burn Avenue

Approximate Gross Internal Area  
1885 sq ft - 175 sq m



## 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. 2022

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.



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**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)