



**FINE & COUNTRY**  
Homes from Robinsons

34 GOLDCREST CRESCENT  
WYNYARD | TS22 5FT

# 34 GOLDCREST CRESCENT WYNYARD | TS22 5FT

Fine & Country offer for sale this stylish 4 bedroom detached David Wilson home. Built in the "Milford" design. Suited perfectly to a growing family.

The accommodation comprises of an entrance hall with composite entrance door and a useful cloakroom WC, lounge and utility room. The open plan kitchen/diner is fitted with a smart range of modern white high gloss style units and the floor to ceiling windows and French doors flood the room with plenty of natural light.

All four bedrooms on the first floor are good size doubles, the master has an en-suite shower room and the family bathroom has a classic modern white four piece suite.

34 Goldcrest also features an integral garage, block paved driveway and an additional private car parking space directly in front. All the fixtures and fitting are up to date with several years still remaining on the NHBC builders warranty.











#### AGENTS NOTES:

- Council Tax Band: F
- EER: A97
- Fully Double Glazed
- Gas Fired Central Heating
- Property Built In 2017
- South Facing Rear Garden And Solar Panels

\* The property is subject to a community charge of £300 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

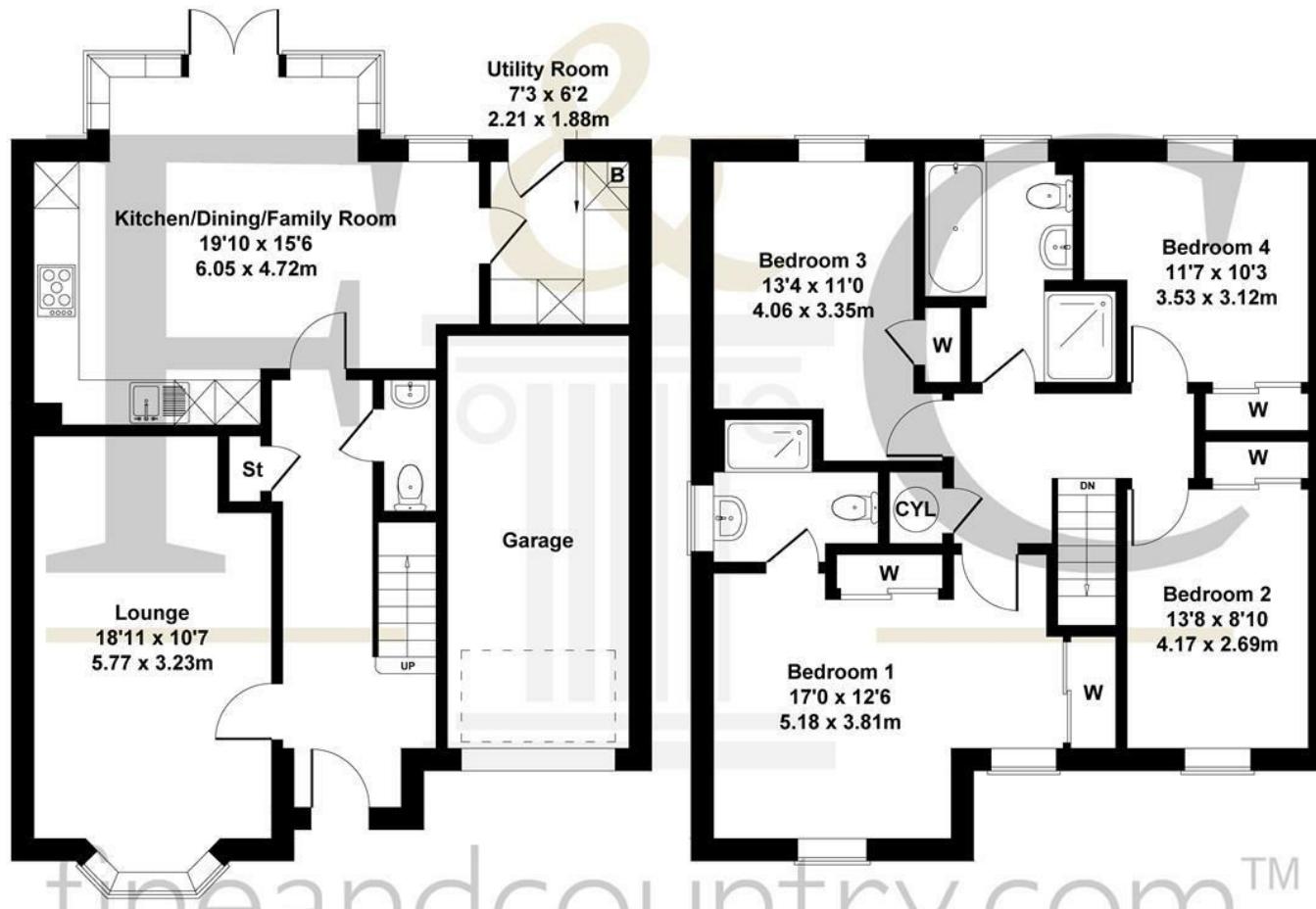
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# 34 Goldcrest Wynyard

Approximate Gross Internal Area

1534 sq ft - 143 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. 2020

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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