



## listing



### Agent Info

Naam: Tony Dobbins  
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### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 646,021.93

#### Locatie

Aanbevolen Auto Onderdelen: United Kingdom  
Geplaatst: 17-09-2024

#### Omschrijving:

Situated in a quiet cul-de-sac in Wynyard Village, this beautiful six-bedroom detached family home presents a perfect balance between modern living and a peaceful retreat. Wynyard is one of those rare places where you can enjoy a blend of tranquillity with the benefits of luxury, set amongst lush woodlands, walking trails, and some of the region's finest homes.

What makes this home particularly special is that it offers all the space and versatility a growing family could ever need, yet feels intimate and incredibly welcoming.

As you step through the front door, you immediately notice that this isn't about grand gestures or cavernous spaces, but rather a cleverly designed layout that flows perfectly from one room to the next. The entrance hallway is warm and inviting, efficiently designed to bring you right into the heart of the home, setting a relaxed and comfortable tone from the outset.

To the left, you've got the first reception room, a snug little spot with a bay window, perfect as a cosy family room or even a study. This is the kind of space where you could see yourself curling up with a good book or perhaps setting up as a home office, with the light flooding in from the front garden. Directly across the hall is a formal dining room, equally inviting, where large bay windows make it an airy and bright space—ideal for those family dinners or entertaining friends.



Then, as you move towards the back of the house, it opens up into the real heart of the home: the kitchen and living area. This open-plan space is everything you'd want for modern family life. The kitchen is beautifully done, with sleek cream gloss cabinetry and integrated appliances. But it's not just a kitchen for cooking—it's where the family comes together. You can easily imagine busy mornings here, kids at the breakfast table, or relaxed Sunday afternoons with a roast in the oven.

The living room, connected to the kitchen, is where this home really comes into its own. French doors open up to the garden, and with them, the entire space feels light and airy, perfect for summer days when you want to let the outside in. Yet, in the colder months, the coal-effect gas fire creates a warm, snug atmosphere, making it a room that works perfectly all year round.

Outside, the garden is exactly what you'd hope for; a large, private space that feels like your own little oasis. It's incredibly well-maintained with mature shrubs and a lawn that's perfect for the kids to run around on, or for hosting barbecues and gatherings. The garden really is an extension of the living space, particularly in the warmer months when you can throw those doors open and enjoy the seamless transition between inside and out.

Heading upstairs, the first floor offers four well-proportioned bedrooms, including the master suite, which has everything you'd expect - built-in wardrobes and an en-suite bathroom that feels like a private retreat. The other three bedrooms on this floor are perfect for children or guests, all sharing a stylishly finished family bathroom that's both practical and modern.

But what's brilliant about this home is the second floor. Here, you've got two more bedrooms, including another en-suite. This space is fantastic for older children, a teenager's perfect hideaway, or even for guests who want a bit more privacy. There's plenty of room to spread out, and the light from the front and rear windows makes it feel open and inviting. It's such a versatile space and gives the home a wonderful sense of flexibility.

The exterior is equally impressive. A block-paved driveway gives you space for several cars, leading to the double garage with remote-controlled doors, ideal for storage or additional parking. The front of the house is just as well presented as the back, with well-maintained lawns and a sense of privacy thanks to the mature hedges surrounding the plot.

Living in Wynyard Village isn't just about having a beautiful home; it's about the lifestyle that comes with it. You've got stunning walks on your doorstep, a prestigious golf club nearby, and the village itself offers everything from a pub to a restaurant. For families, the area offers fantastic schools, and with easy access to the A19, commuting is a breeze.

This home perfectly encapsulates what Wynyard is all about—a beautiful, spacious family home in an exclusive setting, offering not only luxury but a sense of community and peace. It's a place where every detail has been carefully considered, from the versatile living spaces to the stunning outdoor areas. This isn't just a home—it's an opportunity to enjoy the very best of family life in one of the North East's most sought-after locations.

## **Algemeen**



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Slaapkamers: 6  
Badkamers: 3  
Afgewerkte vierkante meter: 168 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: RS2128

