



This beautifully presented family home has come to the market with Smith & Friends Estate Agents. Ready to move straight into this detached corner with a double garage sits in a fantastic part of Wynyard close to The Stables and Wynyard Hall. Comprising of an entrance hallway with the stairs being central, cloakroom, lounge, study, open plan kitchen/diner and utility area on the ground floor. The upper level offers four excellent size bedrooms with the master benefiting from a spacious ensuite, fitted robes and a family bathroom. External: Gardens to the front, side and rear. Double garage and ample parking. Location: Situated close to self builds on the original Wynyard side this Bellway home is complete to a high standard throughout and easy for commutes to the A19/A1. Viewings via appointment only. Call 01642 607555.

**Stoney Wood Drive, Wynyard, TS22 5TS**

**4 Bedroom - House - Detached**

**£425,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: F**





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**ENTRANCE HALLWAY**

**12'9 x 10'7 (3.89m x 3.23m)**

Via front entrance door, central staircase to upper level, under stairs cupboard and radiator.

**LOUNGE**

**15'1 x 11'2 (4.60m x 3.40m)**

Double glazed bay window to front aspect, carpet and radiator.

**STUDY**

**7'7 x 7'6 (2.31m x 2.29m)**

Double glazed window to front aspect, double glazed window to side aspect, carpet and radiator.

**KITCHEN**

**23'1 x 9'9 (7.04m x 2.97m)**

Open plan with dining area, built-in oven and grill, dishwasher, radiator, spot lights, two double glazed windows to side aspect and double glazed window to front aspect.

**DINER**

Open plan with kitchen. Double glazed patio doors to rear garden, double glazed window to side aspect.

**UTILITY**

**6'3 x 6'9 (1.91m x 2.06m)**

Double glazed door to rear aspect, base units with stainless steel sink, plumbing for washing machine, boiler.

**CLOAKROOM**

**3'3 x 6'3 (0.99m x 1.91m)**

Part tiled, WC, wash hand basin, radiator and extractor fan.

**LANDING**

**3'3 x 10'5 (0.99m x 3.18m)**

Carpet and loft access.

**MASTER BEDROOM**

**12'9 x 11'6 (3.89m x 3.51m)**

Double glazed window to front aspect, double glazed window to side aspect, carpet, radiator and fitted wardrobes.

**ENSUITE**

**3'11 x 7'6 (1.19m x 2.29m)**

Walk-in shower, wash hand basin, WC, spot lights, tiled flooring. radiator and double glazed window to front aspect.

**BEDROOM**

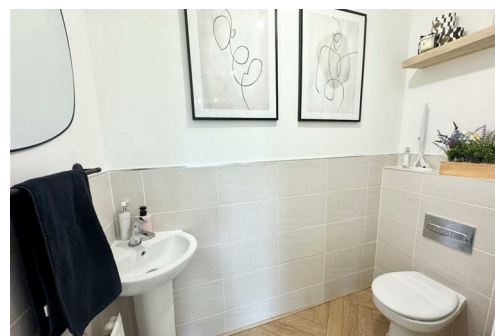
**10'2 x 13'9 (3.10m x 4.19m)**

Double glazed window to front aspect, fitted wardrobes and radiator.

**BEDROOM**

**10'6 x 10' (3.20m x 3.05m)**

Double glazed window to side aspect, radiator and fitted wardrobes.



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**BEDROOM**

**9'11 x 9'2 (3.02m x 2.79m)**

Double glazed window to rear aspect, carpet and radiator.

**BATHROOM**

**5'6 x 7'1 (1.68m x 2.16m)**

Double glazed window to side aspect, bath, wash hand basin, WC and spot lights.

**EXTERNAL**



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### Ground Floor



### Floor 1


**Approximate total area<sup>(9)</sup>**  
1278.73 ft<sup>2</sup>  
118.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		85	94
<p><b>England and Wales</b></p>		EU Directive 2002/91/EC	

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

**21 Bishop Street, Stockton-on-Tees, TS18 1SY**  
**01642 607555**  
**stockton@smith-and-friends.co.uk**

**www.smith-and-friends.co.uk**

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