



Ron Greig



Independent Valuation Surveyors and Estate Agents

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10 WOODSIDE, WYNYARD

Occupying a peaceful location in a cul de sac with woodland to the side we are delighted to offer for sale this unique three storey four bedroom detached property within Wynyard village.



With gas central heating, hardwood double glazing and a unique layout, the property briefly comprises entrance vestibule, hallway, living room, fitted kitchen/breakfast, two storey conservatory and WC/cloakroom.

To the first floor there is a large lounge with picture windows, master bedroom with en-suite and upper conservatory.

To the second floor there are three good sized bedrooms and a family bathroom.

Externally there is a double detached garage and generous driveway. To the front, side and rear there

****NEW PRICE** £399,950**

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are gardens and woodland to the side gives the property a large degree of privacy.

Ground Floor The property is entered through a partially glazed hardwood door leading into the Entrance Vestibule which comprises laminate flooring, ceiling coving, single convector radiator and large cloaks cupboard. Entrance Hall comprises ceiling coving, double convector radiator, smoke detector, under stairs storage cupboard. There is also a downstairs WC comprising low level WC, pedestal wash hand basin and single convector radiator.



Living Room (14' x 10'7) Front and side facing with single convector radiator and ceiling coving.

Kitchen/Breakfast (13'7 x 11'4) With a range of cream shaker units at high and low level, green marble effect roll top work surfaces, tiled splash backs, 1½ bowl sink unit with drainer, double stainless steel oven with four ring halogen hob and extractor, tile effect laminate flooring, double convector radiator, integrated washing machine, dishwasher, fridge, freezer, double glass doors leading to the Lower Conservatory.

Lower Conservatory (11'2 x 11'2) Of hardwood construction with two single electric heaters, recessed ceiling lights, tile effect laminate flooring, cast iron spiral staircase leading to the upper conservatory.

Double French doors give access to the side garden.



First Floor To the first floor is an open landing (with smoke detector) and stair case leading to the second floor.

First Floor Lounge (20'5 x 10'8) Front and side facing with double convector radiator, TV point, ceiling coving, and two large picture windows overlooking the front of the property.

Master Bedroom (13'7 x 13'3) Rear and side facing with large picture window overlooking the rear of the property. There are also double French doors giving access to the Upper Conservatory. **En-suite** - with white suite comprising low level WC, pedestal wash hand basin and double walk in shower unit, tiling to full height around shower area, laminate flooring.

Upper Conservatory (11'2 x 11'2) Of hardwood construction, laminate flooring and cast iron spiral staircase leading down into the lower Conservatory.

Second Floor Good sized open landing with access hatch leading to the roof space, single convector radiator and large built in airing cupboard.

Bedroom Two (13'3 x 11'11) With single convector radiator, front facing, laminate flooring.

Bedroom Three (14'2 x 8'8) Rear facing with laminate flooring and single convector radiator.

Bedroom Four (11'2 x 6'8) Front facing presently used as an office with computer points, telephone point, and single convector radiator.

Family Bathroom. Side facing with white suite comprising panelled bath, low level WC, pedestal wash hand basin and tiling to half height.

External Features

To the front and side of the property is a very mature open garden which is mainly laid to lawn with a wildlife pond and patio area. There is woodland to the side of the property.

To the rear of the property there is a double detached garage with 'up and over' doors, a drive for several cars, an oriental garden and outside water supply.

Additional Information

The sale includes all carpets and conservatory blinds, some light fittings and some curtains.

Gas central heating,

Double glazing throughout.

Large private garden

Viewing: By appointment through the agents.

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