



Ron Greig



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6 GLEDSTONE, WYNYARD

Located in one of the most sought after areas of Wynyard and offering fine views over the adjoining fields, we are delighted to offer for sale this superbly finished five/six bedroom executive home



With gas central heating and hardwood double glazing the property briefly comprises impressive entrance hall, living room, dining, room, study/bar, family room, snug, large fitted kitchen with breakfast area, utility and two separate WC/Cloakrooms.

To the first floor there are five double bedrooms (three with en-suites) and a family bathroom.

To the second floor, which is access via a separate staircase has a lounge/bedroom six with sauna area and separate shower.

Externally the property benefits from an extensive block paved drive to the front which is accessed via electronic wrought iron gates giving access to the good sized gardens and the triple detached

SUBSTANTIALLY REDUCED £699,999

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garage with room above for multipurpose use.
This property must be viewed to be fully appreciated.
A truly stunning property.

Ground Floor The property is entered through hardwood double doors leading into the Impressive Entrance Hall which comprises of two double convector radiators, ceiling coving and an oak staircase separating off to either side leading to the first floor Galleried Landing. Cloaks/WC (5'9 x 3'9) Front facing with white suite comprising pedestal wash basin, low level WC, tiled splash backs, double convector radiator, 'Amtico' flooring and extractor.

Living Room (27' x 14'4) Rear and side facing, comprising coal effect gas fire with marble surround, back and hearth, two double convector radiators, ceiling coving, sunken ceiling lights, TV aerial/telephone points and double French doors leading to the rear of the property.

Dining Room (20'1 into bay x 11'10) Front and side facing with double convector radiator and ceiling coving.

Study/Bar (14'11 into bay x 11'9) Front and side facing with built in bar, double convector radiator and ceiling coving.

Family Room (14'11 x 11'9) Rear facing with double convector radiator, ceiling coving, sunken ceiling lights, 'Karndean' flooring and double French doors giving access to the rear of the property.

Kitchen/Breakfast (11'2 x 14') Rear facing with a range of cherry units at high and low level, black granite work surfaces and central breakfast island, 1½ bowl stainless steel sink unit with drainer, tiled splash backs, integrated fridge, freezer and dishwasher, stainless steel 'Range' style oven with double electric oven and gas hob, stainless steel extractor hood, ceiling coving, sunken ceiling lights, double convector radiator, 'Karndean' flooring, double French doors giving access into the Dining Room and archway into the Breakfast Area.

Breakfast Room (14'6 x 8'1) Rear and side facing with ceiling coving, sunken ceiling lights and 'Karndean' flooring.

Utility with a range of units at low level with co-ordinating roll top work surfaces, stainless steel sink unit with drainer, plumbing for washing machine and dryer, door giving access to the rear of the property and access to the Cloaks/WC can also be gained from here.

Second Cloaks/WC Side facing with white suite comprising pedestal wash basin, low level WC, tiled splash backs, double convector radiator, ceiling coving and extractor.

First Floor Access to the five bedrooms, bathroom and the second floor can be gained from the Good Sized Galleried Landing with ceiling coving, double convector radiator, storage cupboard and staircase leading to the Second Floor.

Master Bedroom (22'3 x 11'10) Rear and side facing with double convector radiator, ceiling coving and door giving access out onto the Balcony.

En-suite (12' x 8'4) Side and rear facing with white 'Villeroy & Boch' suite comprising sunken spa bath, double walk in shower cubicle, 'His and Hers' pedestal wash basin's, low level WC, co-ordinating tiling to half height, ceiling coving and sunken ceiling lights.

Bedroom Two (22'5 x 11'11) Rear facing with double convector radiator, ceiling coving, sunken ceiling lights and door giving access out onto the Balcony. En-suite – Side facing with white suite comprising walk in shower cubicle, pedestal hand basin, low level WC, tiling to full height, single convector radiator, ceiling coving, sunken ceiling lights and extractor.

Bedroom Three (15'1 x 11'10) Front and side facing with double convector radiator and ceiling coving.

En-suite Front facing with white suite comprising bath with overhead shower attachment, pedestal wash basin, low level WC, single convector radiator, co-ordinating tiling, sunken ceiling lights and extractor.

Bedroom Four (16'2 x 9'7) Rear facing with double convector radiator, ceiling coving and door giving access out onto the Balcony.

Bedroom Five (12'1 x 11'10) Front facing with built in double wardrobe, double convector radiator and ceiling coving.

Family Bathroom Front facing with white suite comprising spa bath with shower attachment, hand basin set into vanity unit, low level WC, co-ordinating tiling, ceiling coving, sunken ceiling lights and extractor.

Second Floor Access to the Lounge Area/Bedroom Six is gained via separate staircase from the first floor Galleried Landing.

Lounge Area/Bedroom Six (20'6 x 16'2) with two skylight windows and a Sauna Room - positioned in the corner with a separate shower cubicle and a pedestal wash basin.

External Features

The property is accessed via electronic wrought iron gates leading to the very large, impressive block paved driveway with mature borders, conifers and ornamental pebbled area with fountain.

Good sized garden to the rear which is mainly laid to lawn and offers fantastic views over the adjoin fields.

The property also benefits from a triple detached garage with separate 'up and over' doors, power, lighting and a separate staircase which leads to the room above which is of multipurpose use.

Additional Information

Security alarm system,

Gas central heating,

Double glazed large 'Sash' windows providing ample natural lighting,

Superbly finished executive home,

Very popular location.

Viewing: By appointment through the agents.

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