



Black Spruce Close
Wynyard

£599,995

ENERGY RATING: B-87

Set within the highly sought-after Wynyard Woods development, this exceptional four-bedroom detached home offers the perfect balance of style, space, and substance. Built by the renowned Dere Street Homes, 'The Forrester' is a thoughtfully designed executive property boasting high-quality finishes throughout, generous living accommodation, and a prime position on a large, landscaped plot. Ideal for growing families or professionals seeking refined yet practical living, this home combines contemporary flair with everyday functionality in one of the area's most prestigious settings. Ideal peaceful location close to nature, while still offering superb transport links to the A19 and A689 for easy commuting to Middlesbrough, Durham, and Newcastle.



Property Highlights:

Four double bedrooms, all with fitted wardrobes

Principal bedroom with dressing room and luxurious en-suite

Stunning open-plan kitchen/dining/living area – the true heart of the home

Additional separate lounge ideal for quieter moments

Stylish family bathroom, ground floor WC, and practical utility room

Generous off-road parking for up to four vehicles plus double garage

Expansive rear garden with lawn and patio – perfect for entertaining

Energy-efficient solar panels to reduce your energy bills

Entrance Hall

Double height entrance with full height windows & entrance door, staircase to first floor, two storage cupboards, tiled floor, spot lights, access to loft and a radiator.

Lounge

5.87m x 4.45m (19'3" x 14'7")

Three front aspect windows, feature fireplace with gas fired stove and a radiator.

Cloaks/WC

Vanity unit with wash basin, low level WC, tiled floor and a radiator.

Kitchen/Dining/Living Space

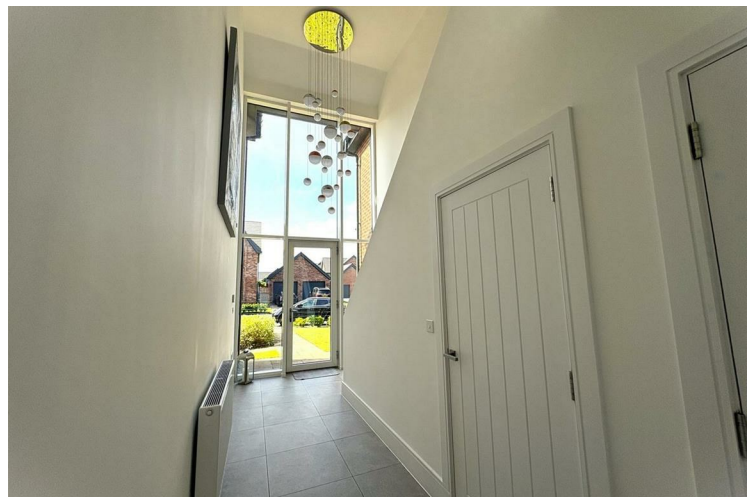
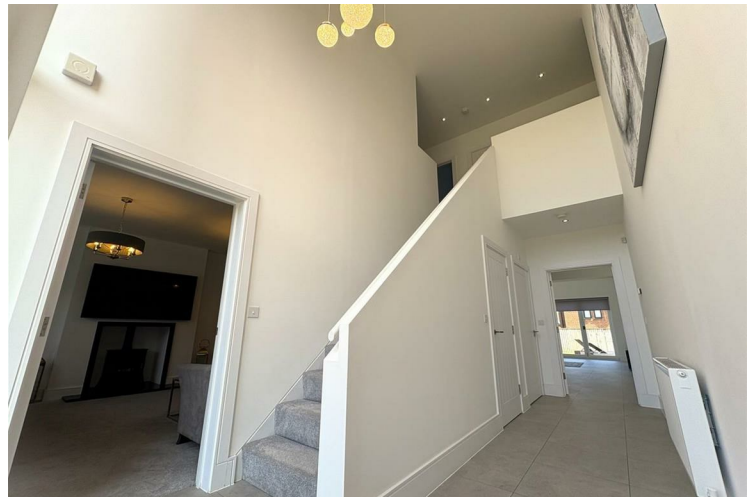
7.68m x 10.57m (max.) (25'2" x 34'8" (max.))

Rear aspect bi-fold doors opening to the patio, vaulted ceiling with Velux windows and side & rear aspect windows. Contemporary units with granite worksurfaces incorporating a 1½ bowl stainless steel sink unit & mixer tap, induction hob, double oven, microwave, dishwasher, fridge, freezer and wine cooler. Tiled floor, spot lights and three radiators.

Utility Room

1.88m x 3.20m (6'2" x 10'5")

Side aspect door, base & wall units with rolled worksurfaces with stainless steel sink unit & mixer tap, space & plumbing for washing machine & tumble dryer, tiled floor and a radiator.





Bedroom One

5.22m x 4.45m (17'1" x 14'7")

Three front aspect windows, radiator and a walk through dressing room.

En-Suite

2.02m x 2.59m (6'7" x 8'5")

Side aspect window, double cubicle with thermostatic mixer shower, vanity unit housing wash basin, low level WC, tiled floor, part tiled walls, shaver point and a chrome heated towel rail.



Bedroom Two

2.90m x 5.19m (9'6" x 17'0")

Two rear aspect windows, fitted wardrobes and a radiator.

Bedroom Three

2.90m x 5.19m (9'6" x 17'0")

Two rear aspect windows, fitted wardrobes and a radiator.

Bedroom Four

4.10m x 3.21m (13'5" x 10'6")

Two front aspect windows, fitted wardrobes and a radiator.



Family Bathroom

3.30m x 1.98m (10'9" x 6'5")

Modern white suite with double ended bath, separate cubicle with thermostatic mixer shower, vanity unit housing wash basin, low level WC, tiled floor, part tiled walls, shaver point and a chrome heated towel rail.

Externally

There is a lawned garden to the front of the property with a block paved driveway providing parking for up to four cars and leading to a double garage (6.95m (max.) x 6.73m) with two up & over doors (1 electric & 1 manual). To the rear is a large, enclosed lawned garden with large stone patio area.







GROUND FLOOR



FIRST FLOOR

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

Additional Information

- Local Authority** - Stockton-on-Tees
- Council Tax** - Band G
- Viewings** - By Appointment Only
- Floor Area** - 2650.00 sq ft
- Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales

63 Queensway

Billingham

TS23 2LU

01642530919

info@drummondstates.co.uk

www.drummondstates.co.uk

drummonds
estate agents