



Autumn Grove
Woodland Manor, Wynyard

£469,500
ENERGY RATING: B-

Positioned on the sought-after Woodland Manor development, this exceptional four-bedroom detached home offers a rare opportunity to purchase a former Duchy Homes showhome, thoughtfully designed with high-quality finishes and a host of premium upgrades throughout. Perfectly combining style, comfort and practicality, the property presents an ideal setting for modern family living in one of Teesside's most desirable addresses.



Accommodation

The property is entered via a welcoming hallway which leads to the main reception spaces. To the front, a beautifully proportioned living room enjoys a large bay window, creating a bright and inviting area ideal for relaxation or entertaining.

At the heart of the home lies the open-plan kitchen, dining and family area, a superb space designed for everyday living. The contemporary fitted kitchen includes integrated appliances and flows seamlessly into the dining and family zones, with French doors opening onto the rear garden – perfect for indoor/outdoor living. A separate utility room and guest cloakroom add further convenience, while practical storage solutions have been thoughtfully incorporated.

Upstairs, the generously sized master bedroom features a dedicated dressing area and a stylish en-suite shower room. An additional en-suite shower room to the second bedroom and two further double bedrooms, all with Hammonds fitted wardrobes, providing excellent versatility for family members, guests or home working. A modern family bathroom completes the first floor, finished to a high standard.

Externally there are professionally landscaped gardens, with a large enclosed rear garden, double block paved driveway and integral garage.

Location

Wynyard is widely regarded as one of the most prestigious residential addresses in the North East, offering a welcoming community atmosphere alongside a wealth of local amenities. Woodland Manor provides easy access to scenic woodland walks, the exclusive Wynyard Golf Club and a selection of independent shops, cafés and services within Wynyard Village. Excellent transport links connect to Teesside, Durham and Newcastle, while highly regarded schools in the area make this a superb choice for families.

Entrance Hall

Lounge 5.10m x 3.86m

Cloaks/WC

Kitchen/Dining/Living Space 3.92m (max.) x 8.17m

Utility Room

First Floor Landing

Master Bedroom 4.37m x 3.09m

Walk-in Wardrobe/Dressing Area

En-Suite Shower Room

Bedroom Two 3.33m x 3.90m

En-Suite Shower Room

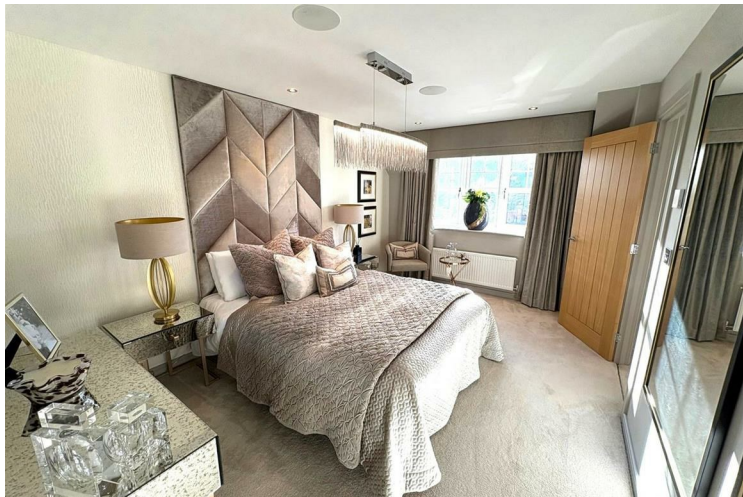
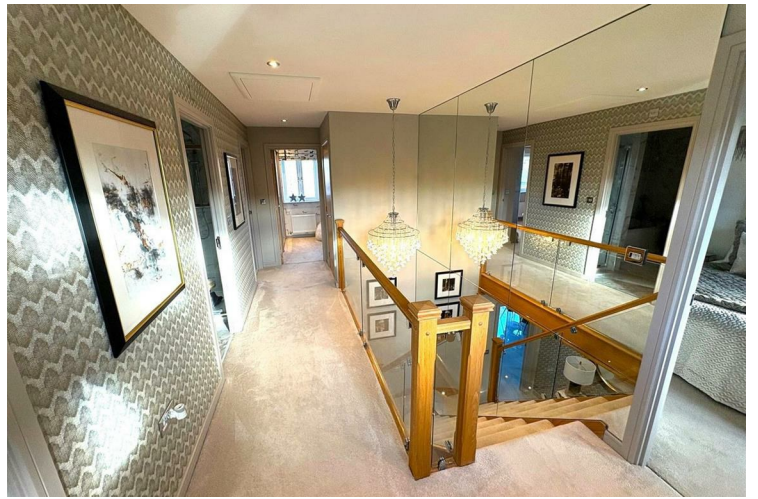
Bedroom Three 2.80m x 4.22m

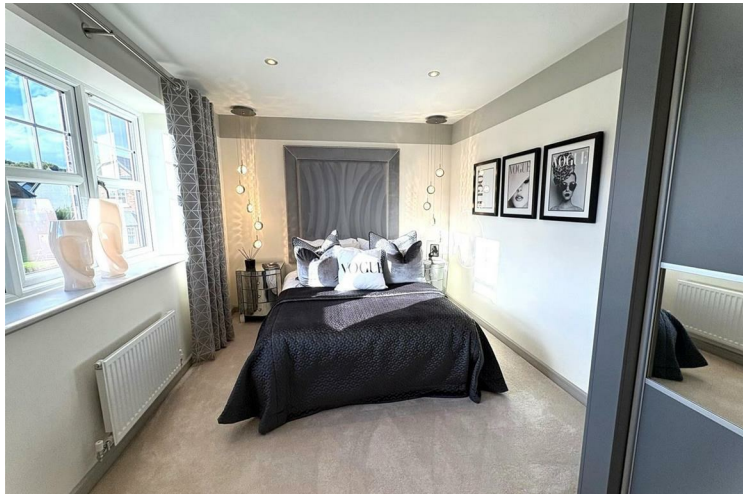
Bedroom Four 2.63m x 4.02m

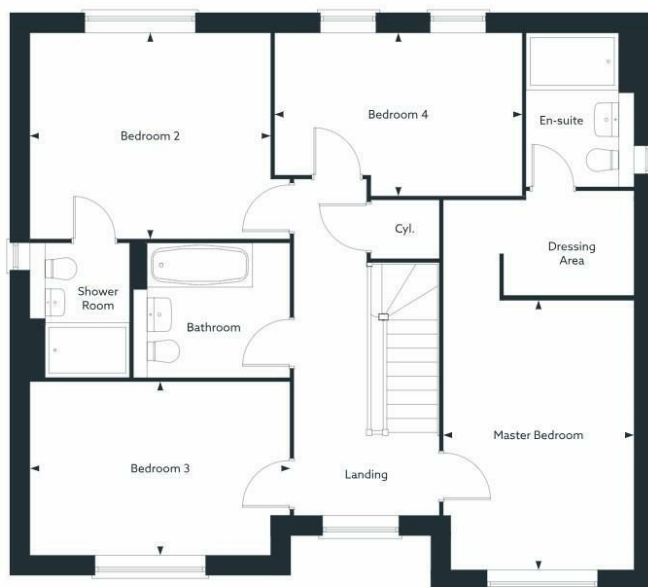
Family Bathroom











Additional Information

- Local Authority** -
Council Tax - Band
Viewings - By Appointment Only
Floor Area - 1600.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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

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