



44 Stoney Wood Drive

Wynyard



Offers invited Between £450,000 - £475,000



## 44 Stoney Wood Drive

### Wynyard

- Four Bedroom Detached Built By Bellway Homes
- Two Reception Rooms, Modern Kitchen/Diner & Utility Room
- Double Driveway & Integral Garage
- Ground Floor Wc, Family Bathroom & Two En-Suites
- UPVC Double Glazing & Gas Central Heating
- Energy Efficiency Rating: B
- Tenure : Freehold

Welcome to The Plane, a stunning four-bedroom detached house built by Bellway Homes in the highly desirable countryside location of Wynyard. This modern property boasts a wealth of features that make it an ideal home for families and couples seeking comfort and style.

Upon entering, you are greeted by a spacious entrance hall that leads to the two reception rooms on the ground floor. The generous open-plan kitchen/diner and family room is the heart of the home, offering a perfect space for family gatherings and entertaining. Two sets of French doors lead out to the private garden, allowing for seamless indoor-outdoor living. Additionally, there is a bright and spacious living room at the front of the house, benefiting from a large bay window that floods the room with natural light.



The ground floor also features a modern kitchen with integrated appliances, a utility room, and a guest cloakroom for added convenience. The property further benefits from UPVC double glazing and gas central heating, ensuring year-round comfort and efficiency.

Heading upstairs, you will find four generously sized double bedrooms, including a master bedroom with a dedicated dressing area and en-suite shower room. Bedroom two also has the added luxury of an en-suite, while the remaining two bedrooms share a modern family bathroom. Each bedroom offers ample space and natural light, creating a tranquil retreat for residents.

The Plane is located on Bellway's Regency Manor Development, a well-regarded community set within easy reach of local amenities and transport links. Families will appreciate the proximity to excellent schools and the peaceful surroundings that make this location truly special.

Don't miss the opportunity to make this exceptional property your new home. Contact us today to arrange a viewing and experience the comfort and elegance of The Plane for yourself.





**Entrance Hall**

13' 9" x 6' 4" (4.20m x 1.94m)

**Lounge**

17' 8" x 12' 2" (5.39m x 3.71m)

**Ground Floor Wc**

4' 8" x 5' 4" (1.42m x 1.62m)

**Kitchen/Diner**

12' 5" x 24' 6" (3.79m x 7.46m)

**Family Room**

11' 4" x 10' 4" (3.46m x 3.16m)

**Utility**

5' 9" x 5' 3" (1.75m x 1.61m)

**Landing**

17' 11" x 7' 1" (5.47m x 2.15m)

**Family Bathroom**

6' 1" x 9' 10" (1.85m x 3.00m)

**Bedroom One**

13' 3" x 12' 2" (4.03m x 3.71m)

**Dressing Area**

9' 7" x 6' 4" (2.91m x 1.94m)

**En-suite**

7' 5" x 5' 9" (2.27m x 1.74m)

**Bedroom Two**

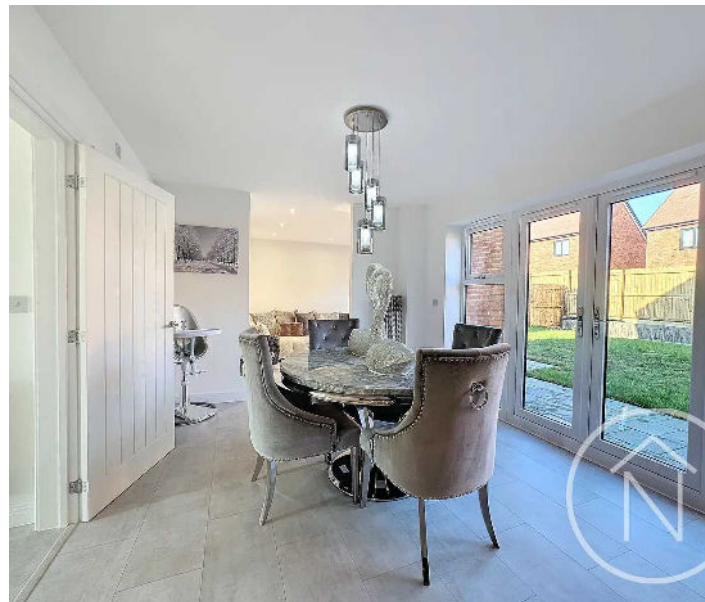
17' 0" x 15' 3" (5.19m x 4.66m)

**Bedroom Three**

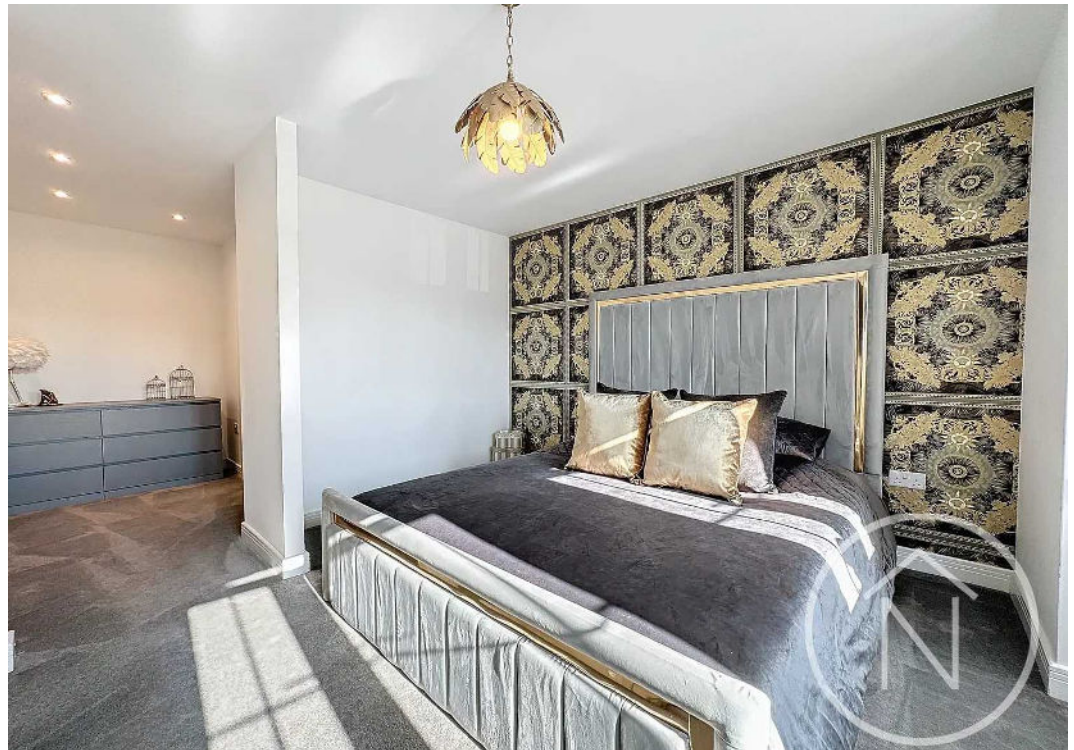
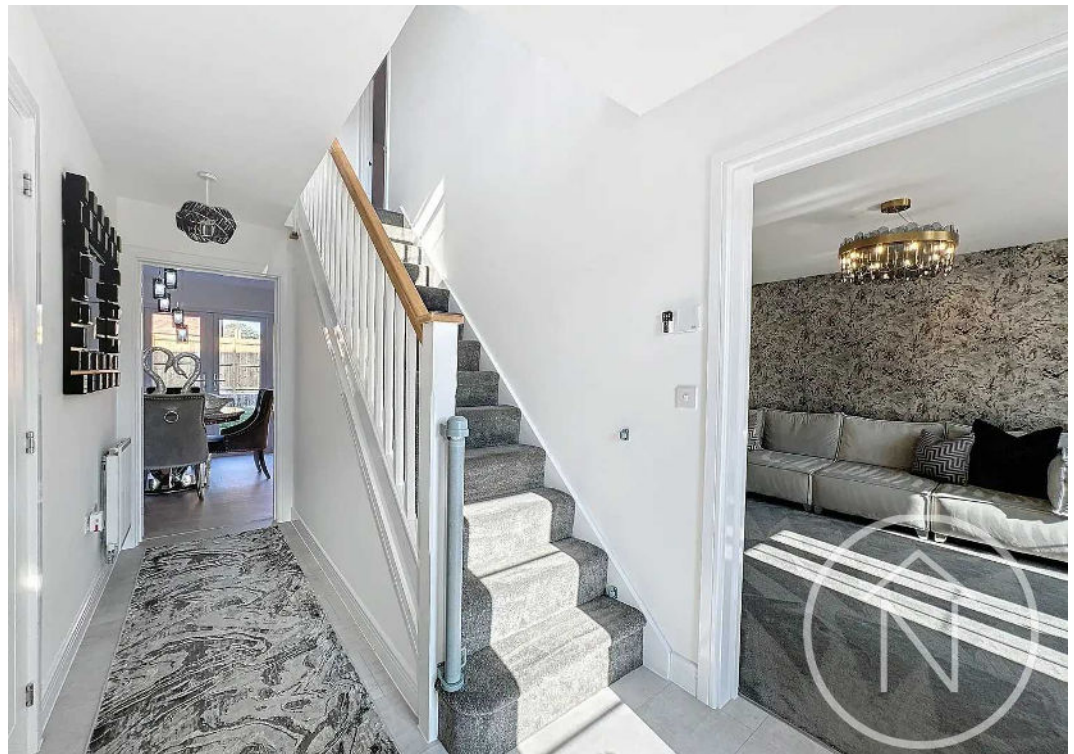
9' 7" x 15' 1" (2.92m x 4.59m)

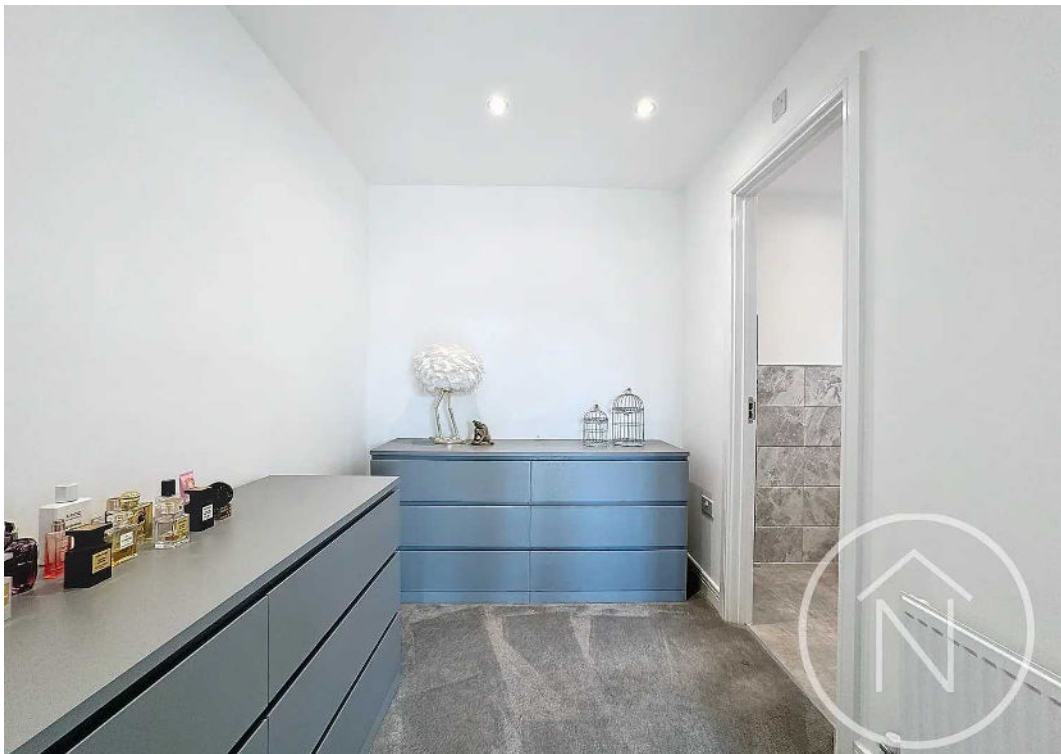
**Bedroom Four**

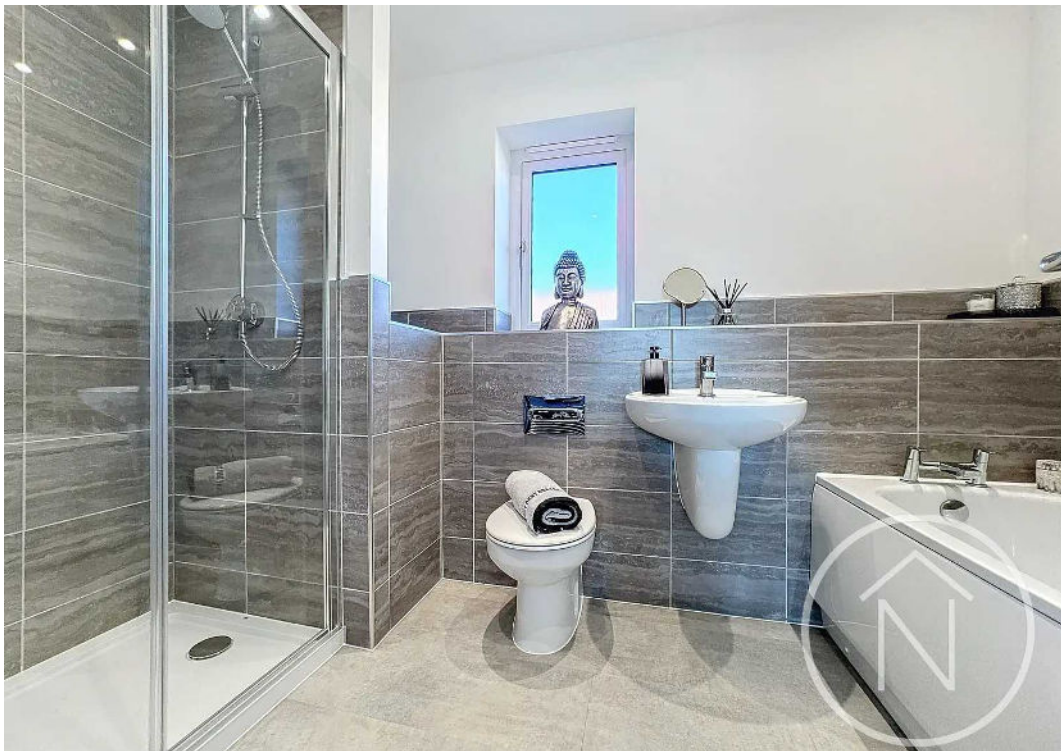
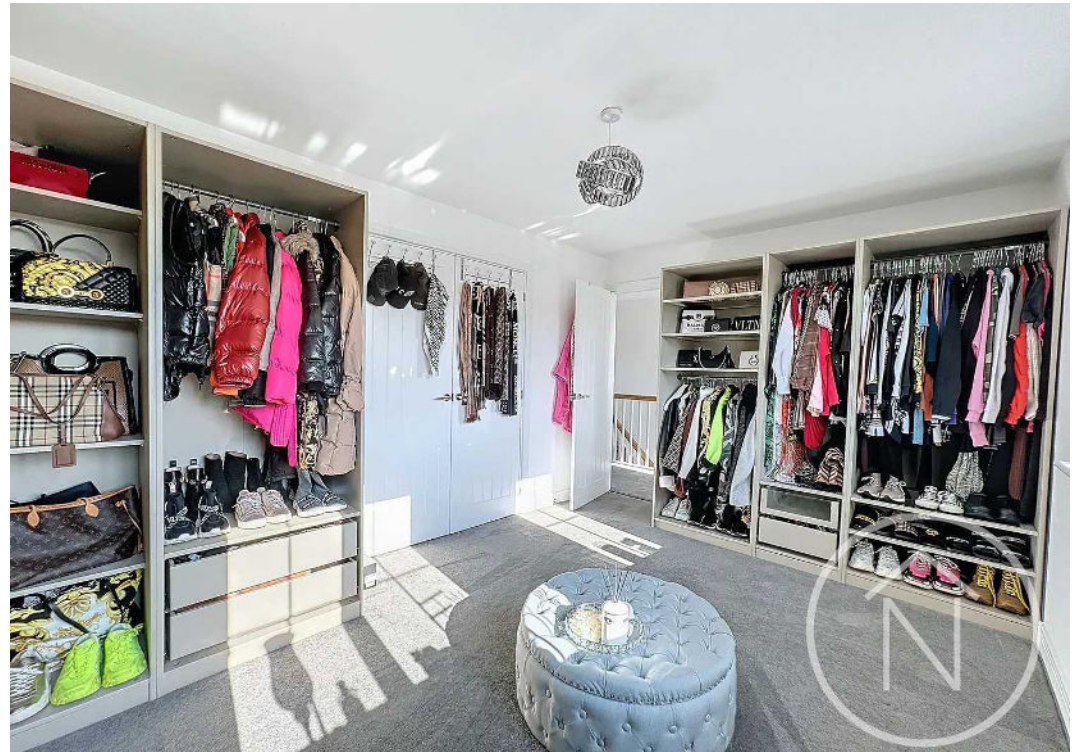
9' 7" x 12' 5" (2.93m x 3.78m)







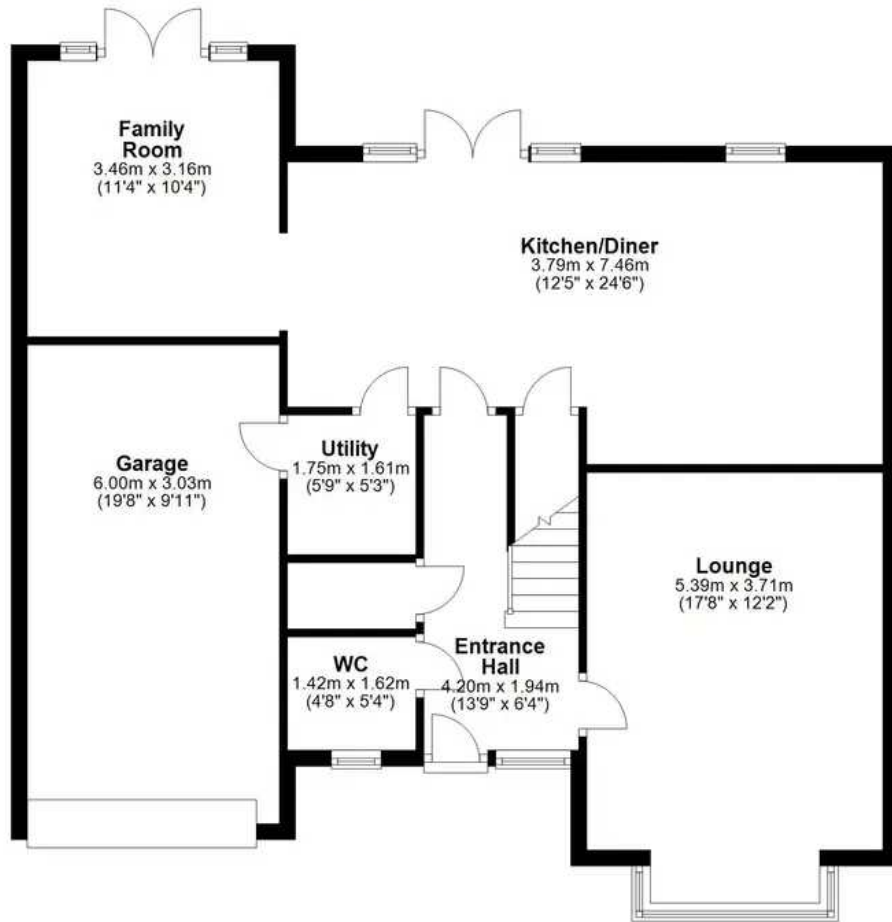






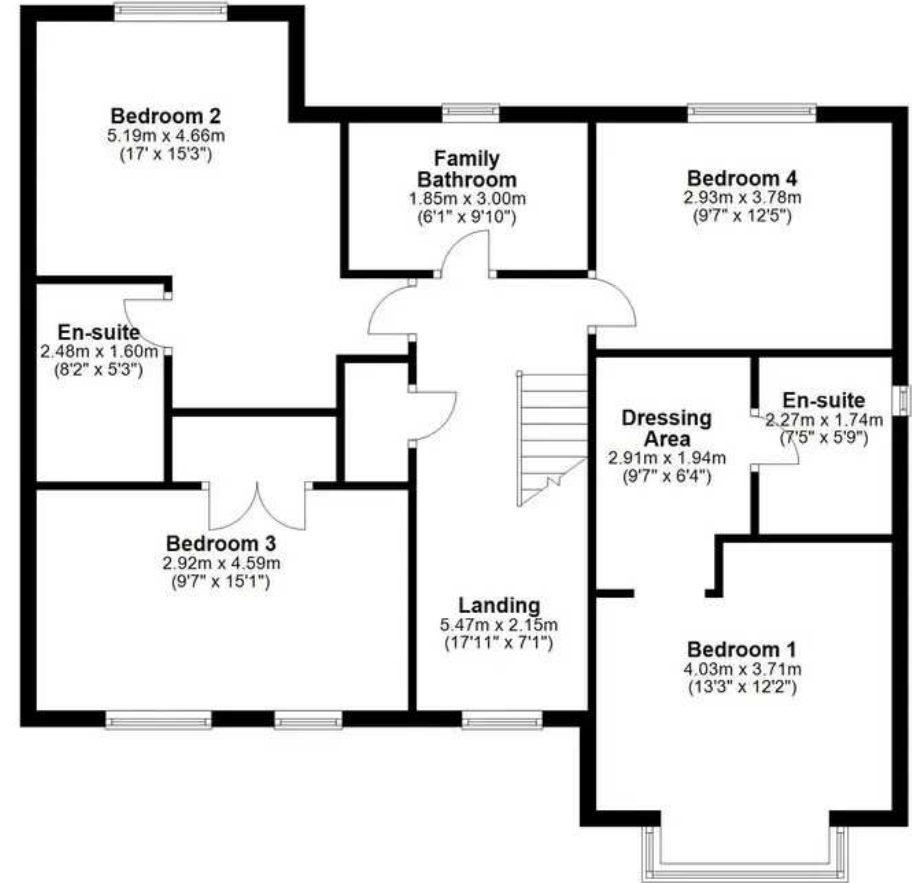
### Ground Floor

Approx. 90.4 sq. metres (973.1 sq. feet)



### First Floor

Approx. 89.6 sq. metres (964.8 sq. feet)



Total area: approx. 180.0 sq. metres (1938.0 sq. feet)

floor plan(s) by Northgate<sup>®</sup> for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



## Northgate - Teesside

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