



# Sweetpea Close

Wynyard



Offers Invited Between £425,000 - £450,000



## Sweetpea Close

### Wynyard

Set in a cul-de-sac position within the prestigious Taylor Wimpey's Wynyard Manor development, this stunning four-bedroom detached property truly epitomises modern family living. The property boasts a family bathroom, ground floor W/C, and two en-suites, ensuring convenience and comfort for all residents. The highlight of this home is undoubtedly the beautifully landscaped garden, complete with a private garden room featuring a cosy log burner, ideal for relaxing or entertaining guests. The large driveway and double garage provide ample parking and storage space, adding to the convenience of this suburban haven.

Outside, the meticulously maintained garden offers a tranquil retreat, with an enclosed summer house, greenhouse, and raised vegetable patches, perfect for green-fingered enthusiasts. Enjoy the afternoon sun in the privacy of your own oasis, The property's kerb appeal is enhanced by the cul-de-sac location, ensuring a peaceful and secure environment for families. Internally, the home exudes a welcoming ambience, with neutral colour schemes, stylish grey floor tiles, and a contemporary kitchen/diner with high gloss units and granite worktops. With a separate utility room, downstairs cloakroom, and a versatile sitting room/study, this residence provides the space and versatility needed for modern living. A fantastic opportunity to own a Taylor Wimpey masterpiece in a sought-after location.

*While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.*

*It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.*



**Entrance Hall**

10' 3" x 15' 8" (3.13m x 4.78m)

**Ground Floor W/C**

6' 11" x 3' 2" (2.12m x 0.97m)

**Lounge**

23' 3" x 12' 6" (7.08m x 3.81m)

**Kitchen/Diner**

11' 5" x 21' 8" (3.47m x 6.60m)

**Utility**

5' 11" x 5' 8" (1.81m x 1.72m)

**Study**

8' 2" x 9' 1" (2.48m x 2.77m)

**Landing**

7' 1" x 18' 11" (2.16m x 5.77m)

**Bathroom**

7' 1" x 6' 2" (2.16m x 1.87m)

**Bedroom One**

13' 9" x 12' 9" (4.20m x 3.88m)

**En-suite**

11' 7" x 6' 7" (3.53m x 2.00m)

**Bedroom Two**

11' 7" x 10' 6" (3.54m x 3.20m)

**En-suite**

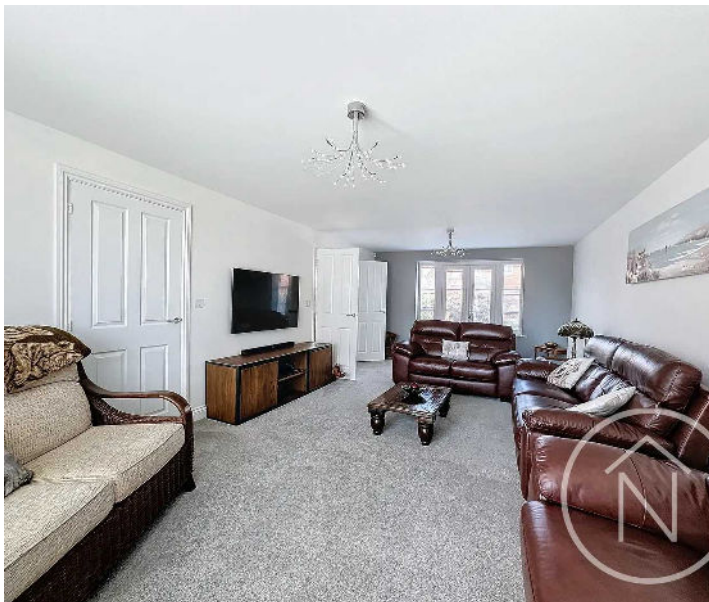
8' 5" x 5' 7" (2.57m x 1.69m)

**Bedroom Three**

9' 3" x 12' 6" (2.81m x 3.81m)

**Bedroom Four**

7' 0" x 12' 7" (2.13m x 3.84m)





## GARDEN

### Garage

Double Garage

### Driveway

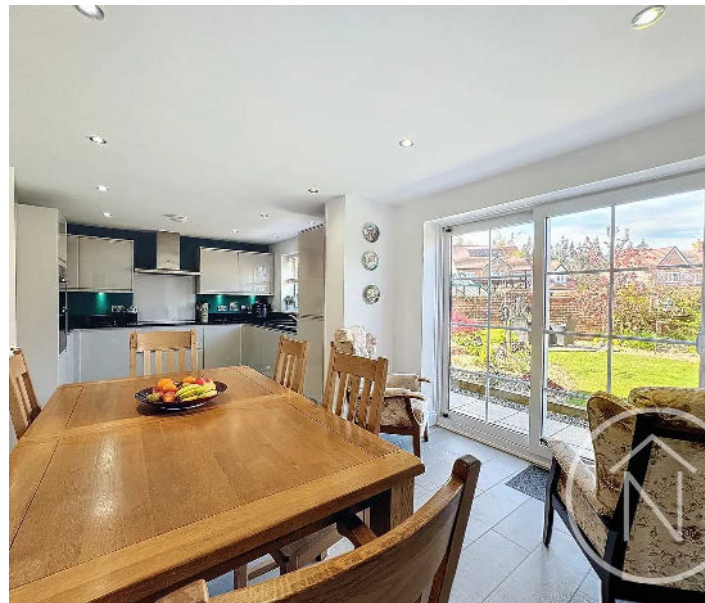
4 Parking Spaces

Council Tax band: F

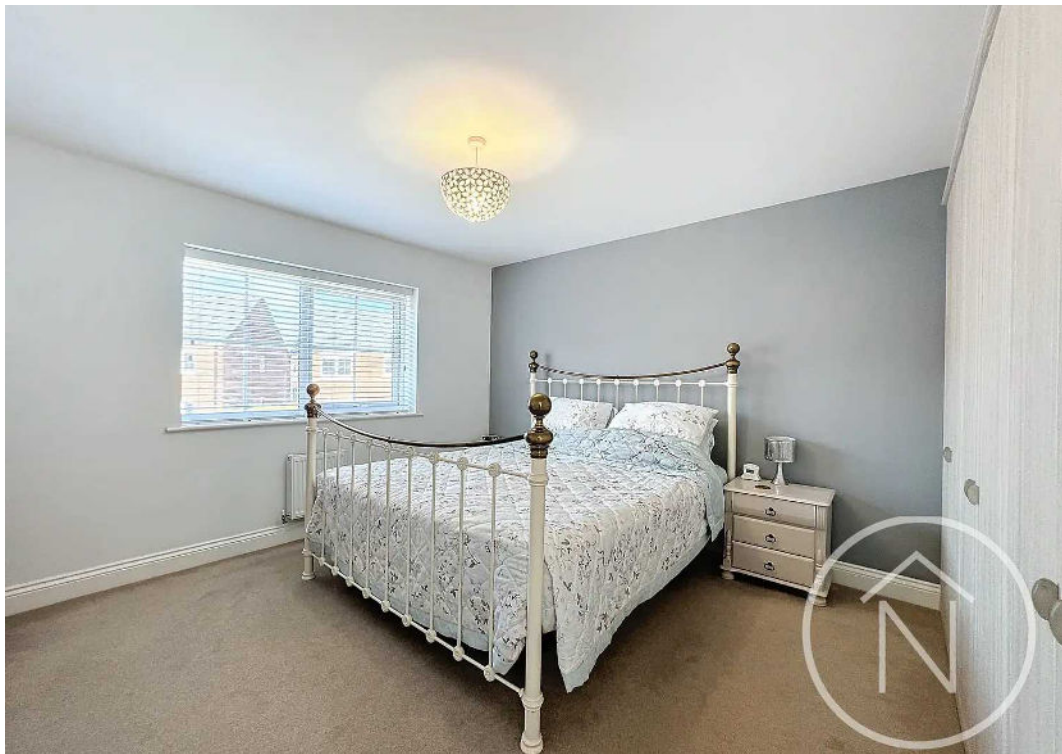
Tenure: Freehold

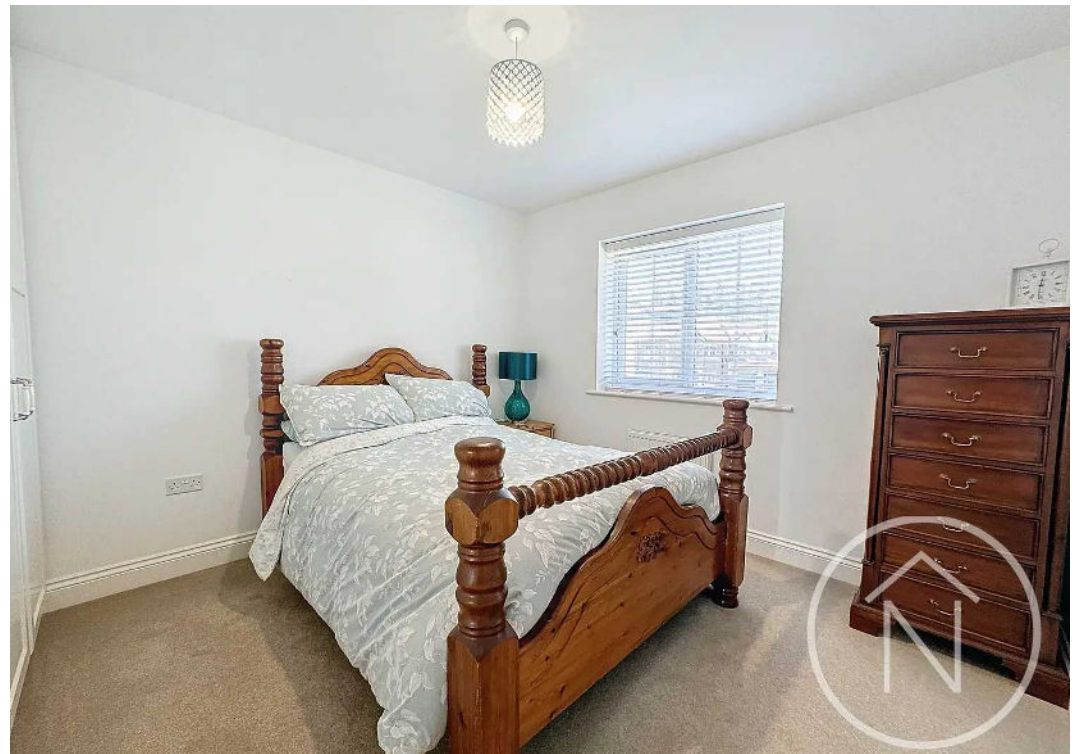
EPC Energy Efficiency Rating: B

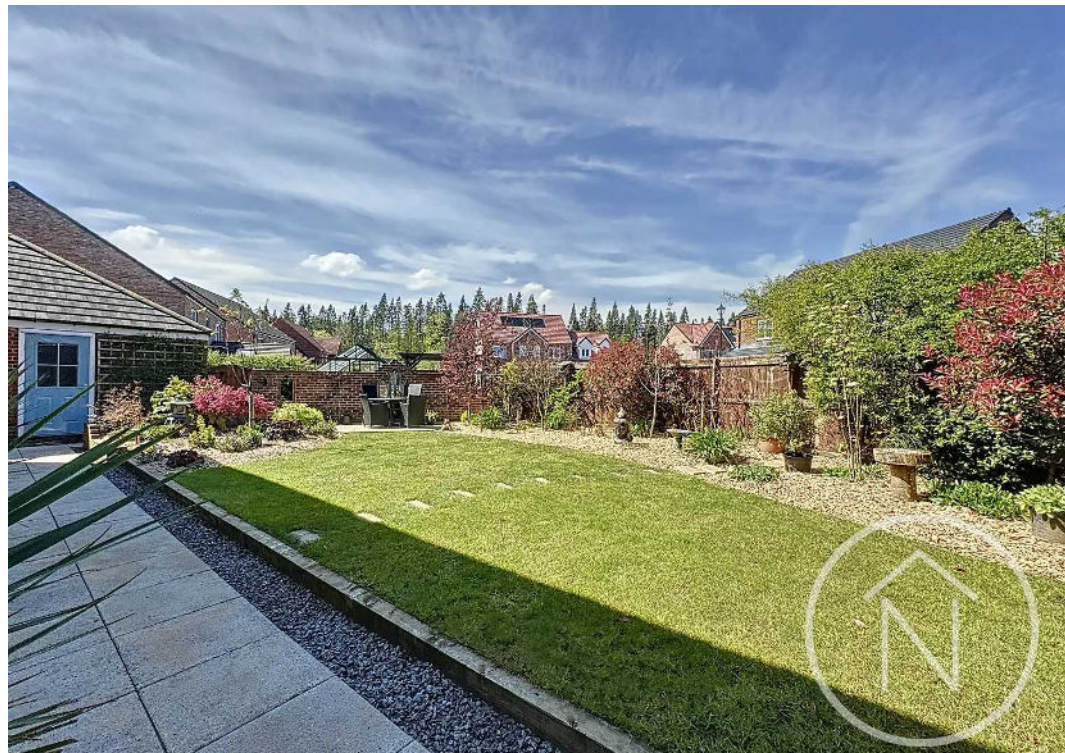
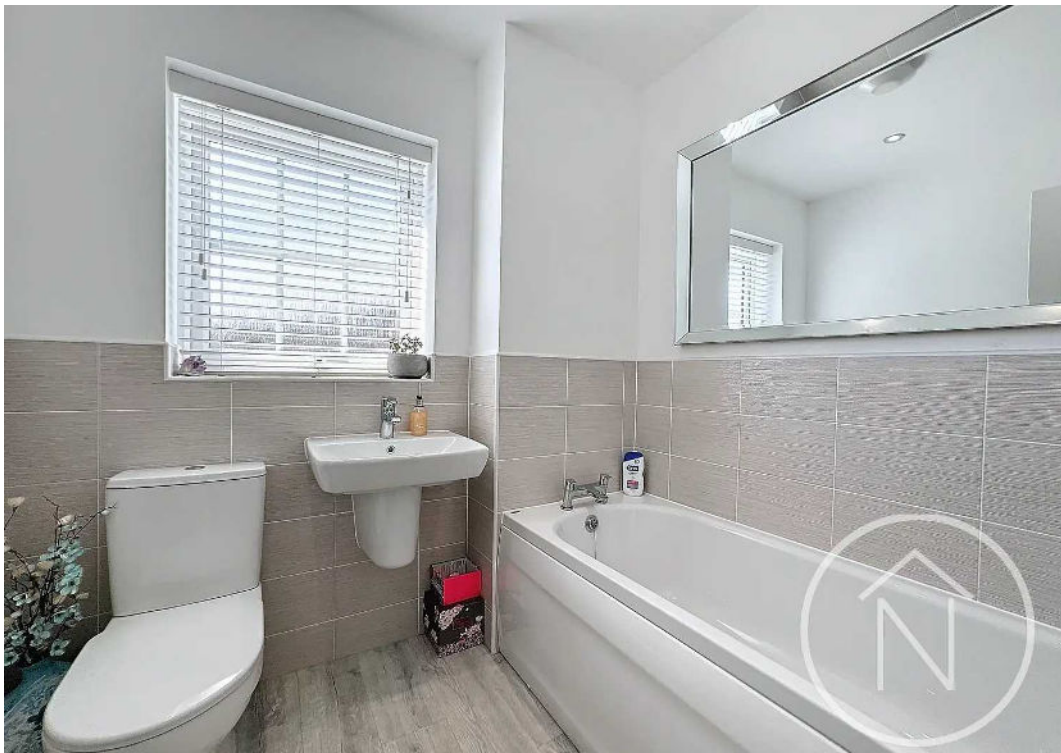
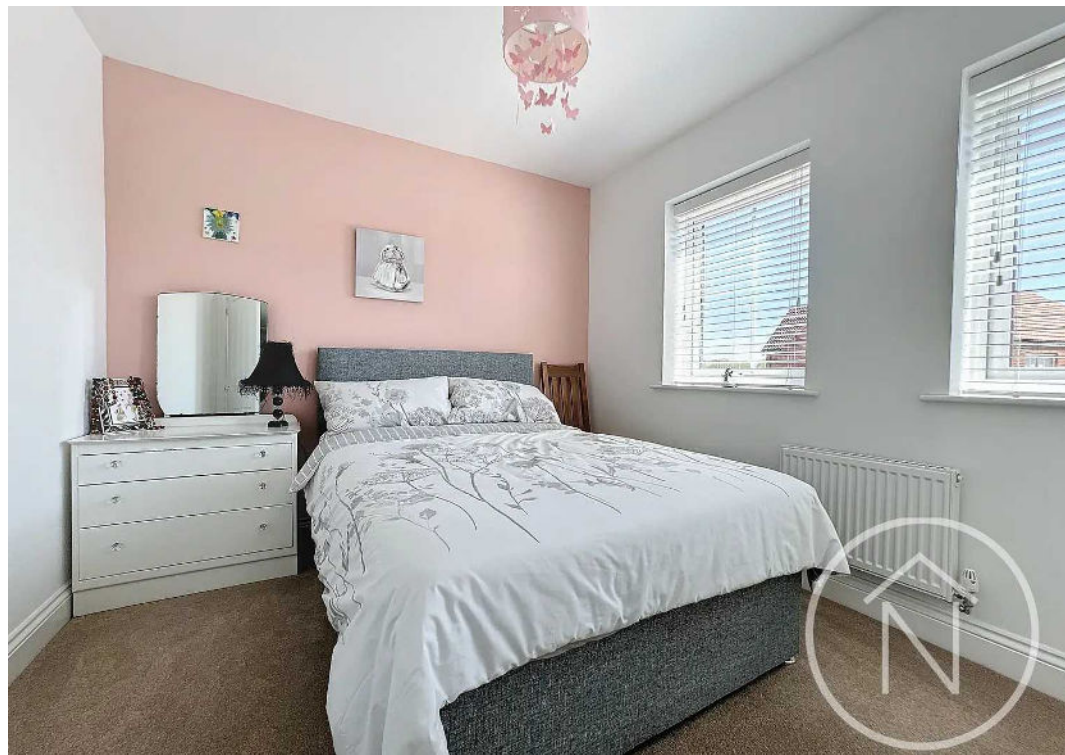
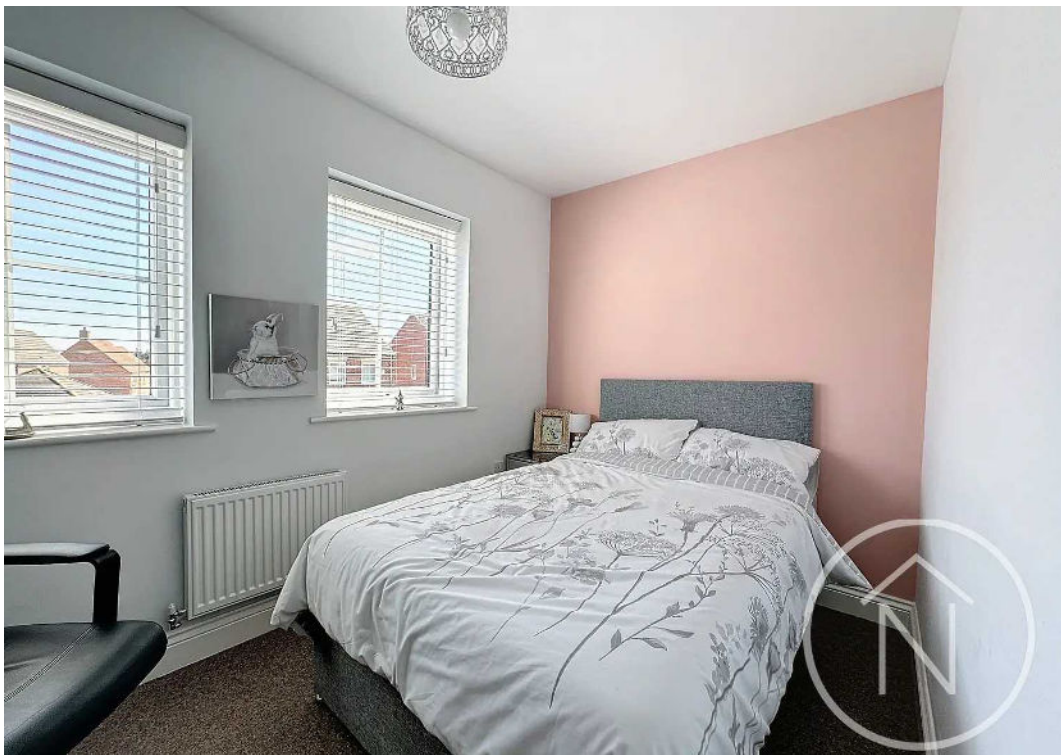
EPC Environmental Impact Rating: B





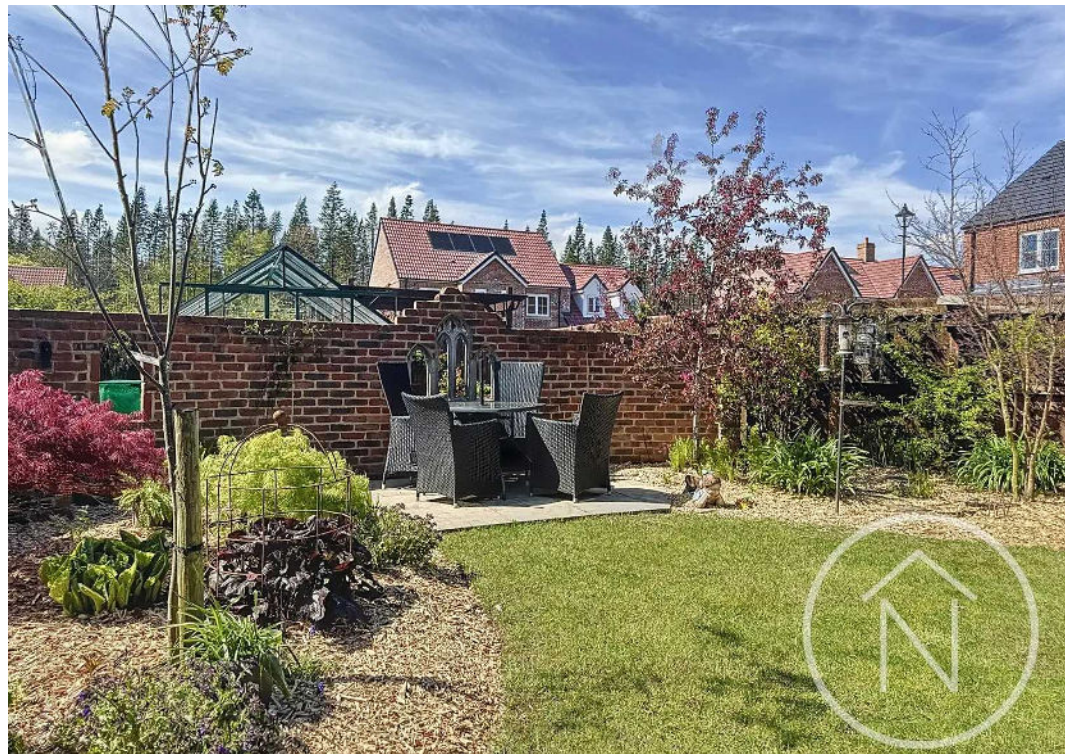






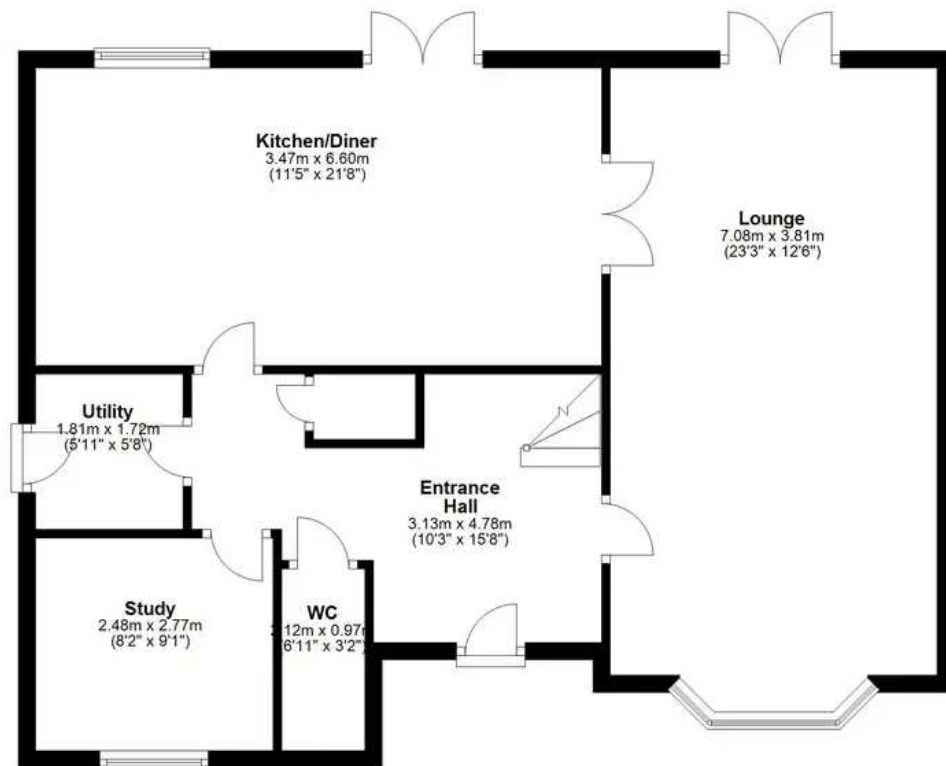






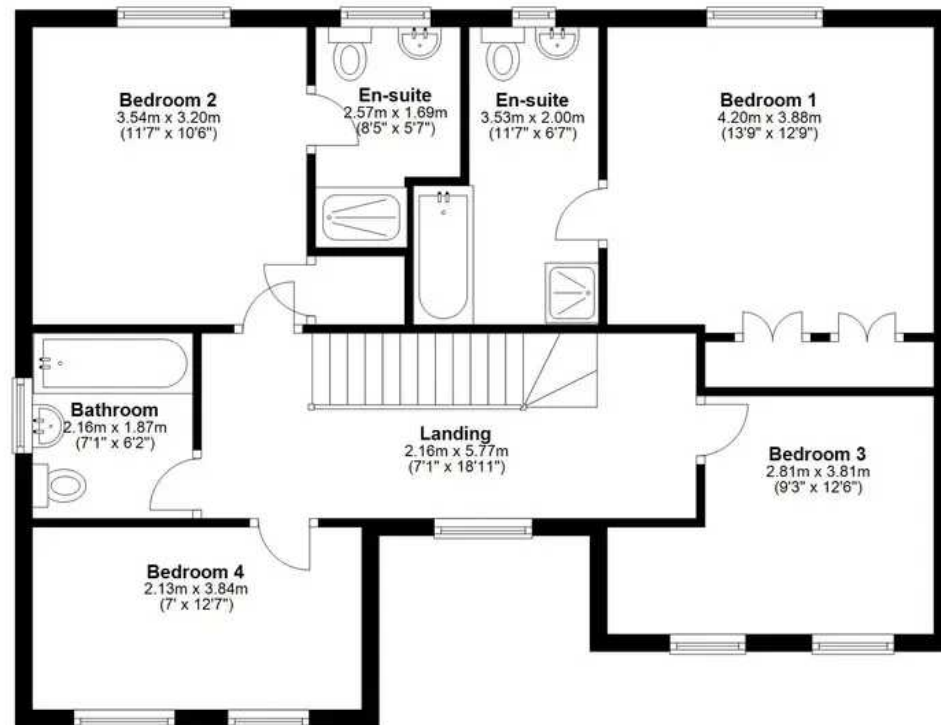
### Ground Floor

Approx. 77.0 sq. metres (828.8 sq. feet)



### First Floor

Approx. 74.4 sq. metres (800.5 sq. feet)



Total area: approx. 151.4 sq. metres (1629.4 sq. feet)

floor plan(s) by Northgate? for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.



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