



**FINE & COUNTRY**  
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45 WELLINGTON DRIVE  
WYNYARD | TS22 5QJ

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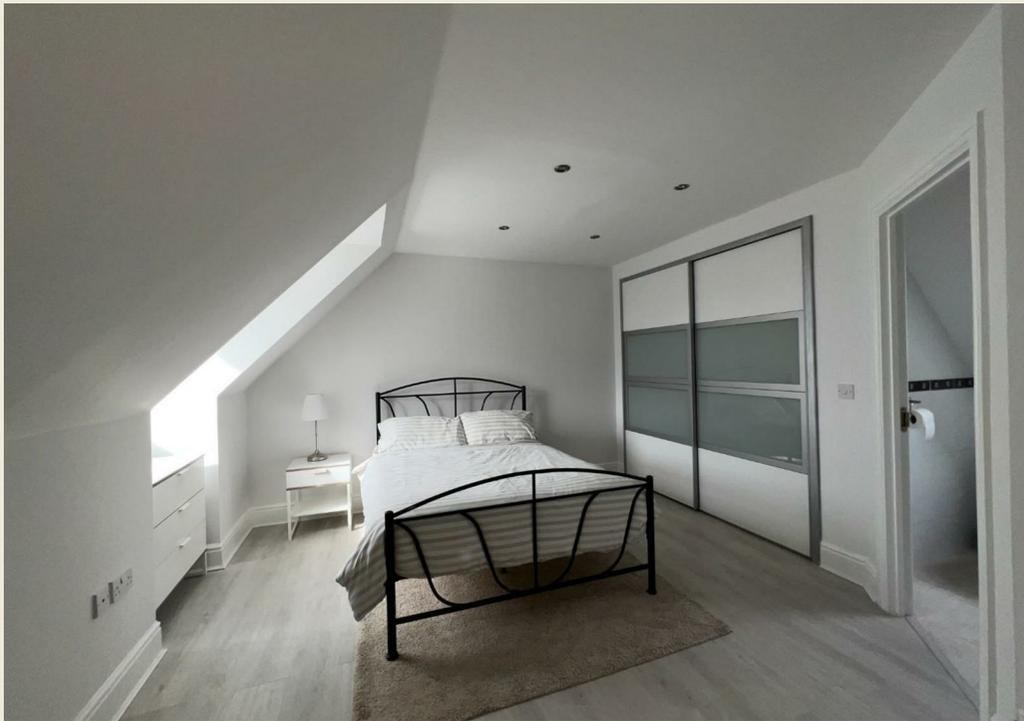
Situated in one of the most popular streets in exclusive Wynyard village, 45 Wellington Drive is an attractive three storey, five bedroom detached property on an excellent plot bordering the golf course. Extended and stylishly presented inside, maximum use has been made of the outdoor space too with a garden that extends around the property incorporating established borders. The accommodation is extensive with two reception rooms to the front with bay windows - currently a dining room and a study - and a lounge that leads through double doors into a stunning orangery-style sun lounge with log burning stove to create a fabulous and cosy family and entertaining space all year round.. The superb breakfasting kitchen is fitted with a comprehensive range of quality units, central island, Range cooker and a range of integrated appliances including, fridge, freezer and dishwasher. The dining area is beautifully bright situated beneath a lantern roof and bi fold doors leading to the rear garden. A useful utility room and cloaks/WC conclude the ground floor space. The first floor comprises two double bedrooms, both of which benefits from en-suite shower rooms and fitted wardrobes, a further bedroom is serviced by a luxury family bathroom that is fully tiled and has a freestanding bath and fitted vanity unit. The master bedroom has a prime position on the second floor and as well as an en-suite shower room, a stylish walk-in wardrobe and dormer window seat. The fifth bedroom, also on the top floor could be utilised for various usages. Externally there is a mature and landscaped garden with trees and golf course as a back drop to the rear ,whilst to the front there is a large block paved leading to a double detached garage, This property is a versatile family home that exceeds expectations and will always be a desirable choice for many potential purchasers.











#### AGENTS NOTES:

- \* Freehold
- \* All mains services
- \* Stockton-on-Tees Council
- \* Council Tax Band G ( £3,921.00 minimum Annual Price: )
- \* Flood Risk Very low
- \* Internet speed Basic 11 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
- \* EER: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

The property is subject to a community charge of £495.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### LOCATION:

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

#### VIEWINGS:

Via Fine & Country

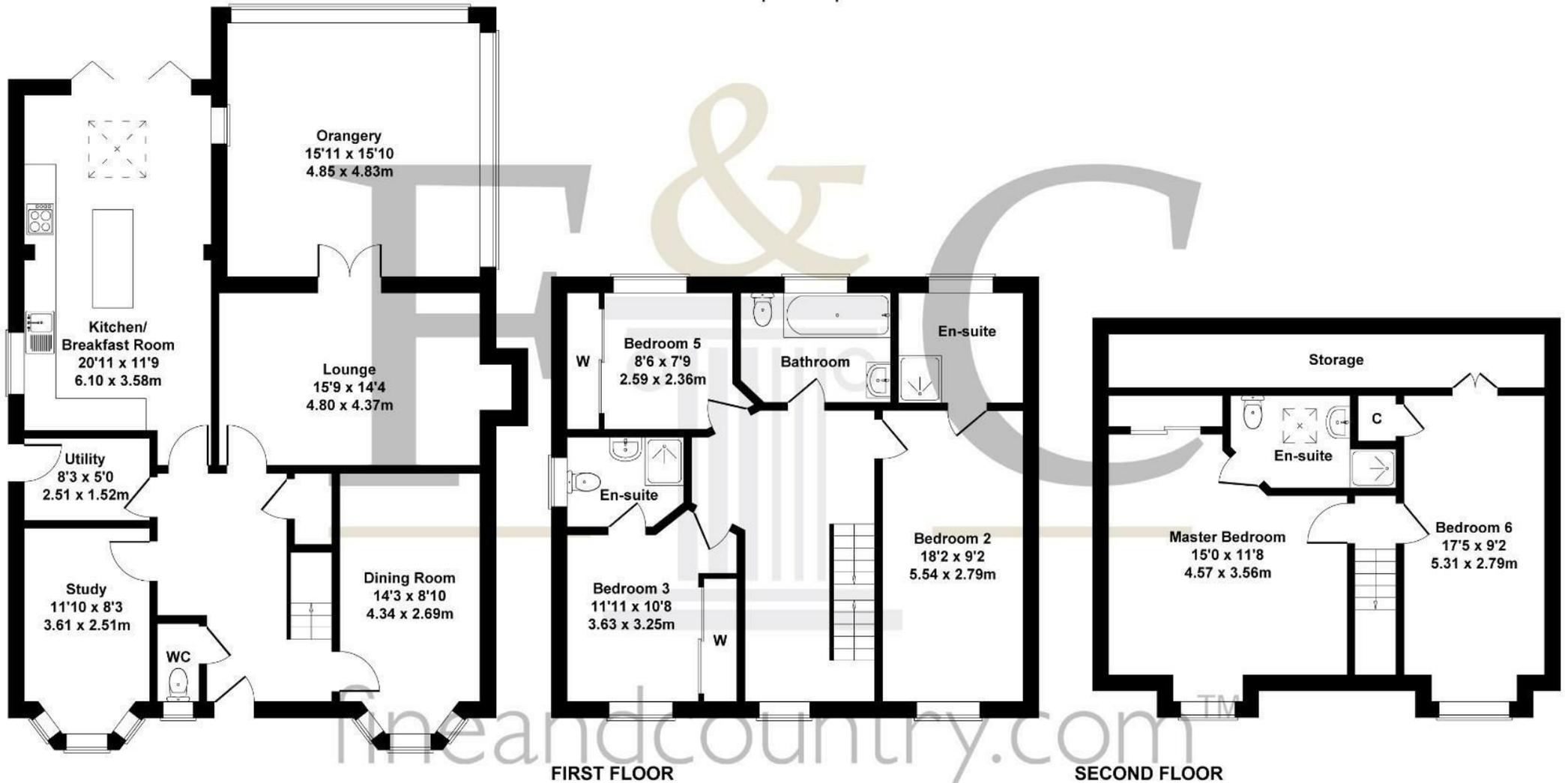
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# 45 Wellington Drive

Approximate Gross Internal Area  
2510 sq ft - 233 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

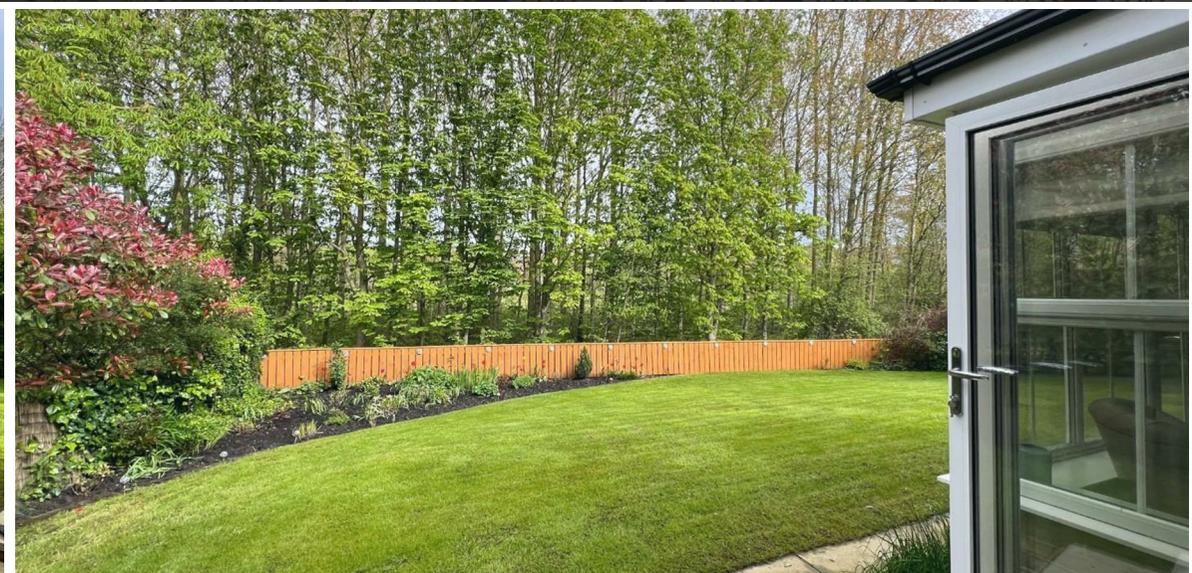
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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