



**ROBINSONS**  
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17 LYNNWOOD DRIVE  
WYNYARD PARK | TS22 5FQ



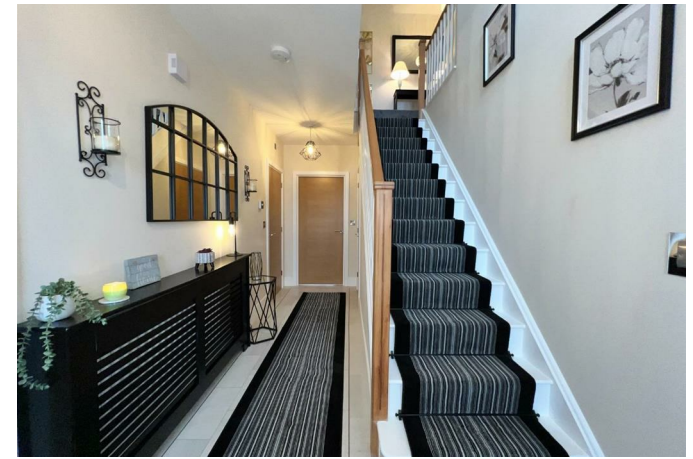
# 17 LYNNWOOD DRIVE WYNYARD PARK | TS22 5FQ

\*\*\*\*\* FURNITURE & HOT TUB INCLUDED \*\*\*\*\*Experience luxury living in this beautifully presented, spacious 5-bedroom detached family home, offering over 2,200 square feet of versatile accommodation. Built by Avant to the sought-after Kirkham design, this property combines modern elegance with practical family living.

Upon entering, you are welcomed by a tiled entrance hall that sets the tone for the rest of the home. To the front, a generously sized lounge provides a comfortable and inviting space for relaxation. The hallway also features a convenient cloaks/wc.

At the heart of the home, the open-plan living area is a true highlight. The dining and kitchen areas boast sleek grey units with contrasting quartz worktops and a breakfast bar, creating a perfect blend of style and functionality. The living area is enhanced by a media wall, and bi-fold doors open out to the rear garden, seamlessly blending indoor and outdoor living.

The first floor offers a luxurious master bedroom complete with walk-in wardrobes and an en-suite shower room with double walk in shower cubicle and twin vanity units. The second bedroom also benefits from an en-suite, providing comfort and privacy for guests or family members. Three additional bedrooms and a well-appointed family bathroom complete the upstairs accommodation.



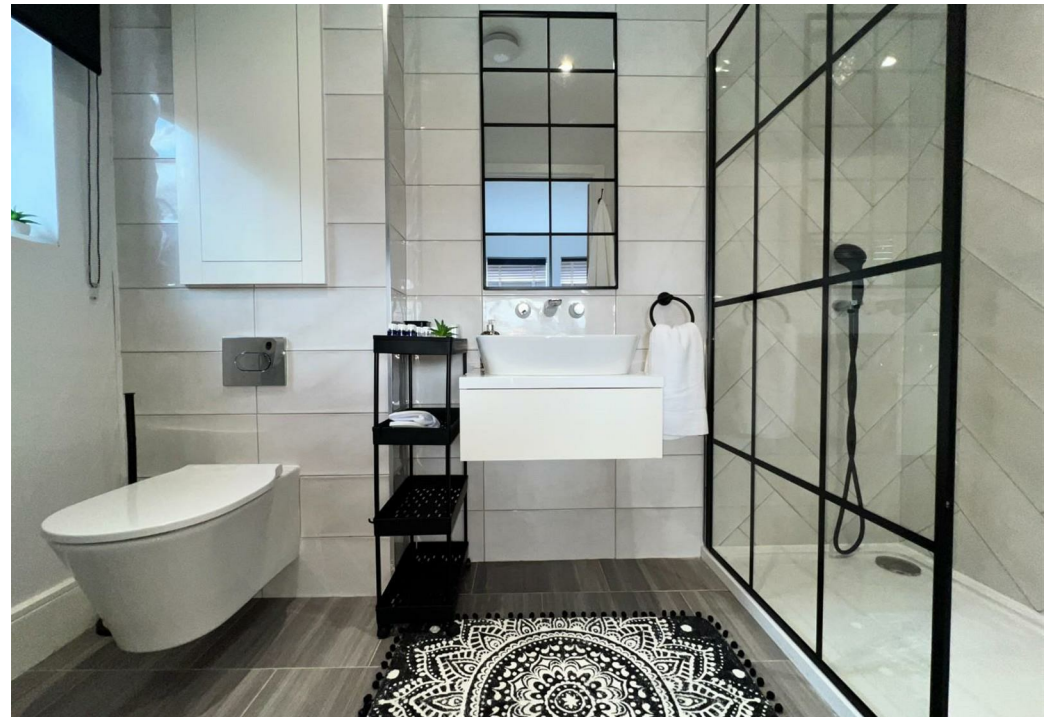
















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Externally, a large paved driveway leads to a double integral garage, providing ample parking and storage. The private enclosed rear garden, with its wooded backdrop, is beautifully landscaped. It features raised planted borders, a full width patio with a pergola, and a hot tub, making it an ideal space for outdoor entertaining and relaxation.

This home truly encapsulates modern family living in a beautifully designed and impeccably maintained setting.

#### AGENTS NOTES:

- \* Freehold
- \* All mains services
- \* Gas fired central heating via radiators throughout
- \* Still under builders warranty
- \* External Lighting to garden and soffits
- \* Local Authority Stockton-on-tees
- \* EER B85
- \* Council Tax Band: G Annual Price: £3,921 minimum
- \* Flood Risk Very low
- \* Broadband Basic 22 Mbps Ultrafast 1000 Mbps

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 £378.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### LOCATION:-

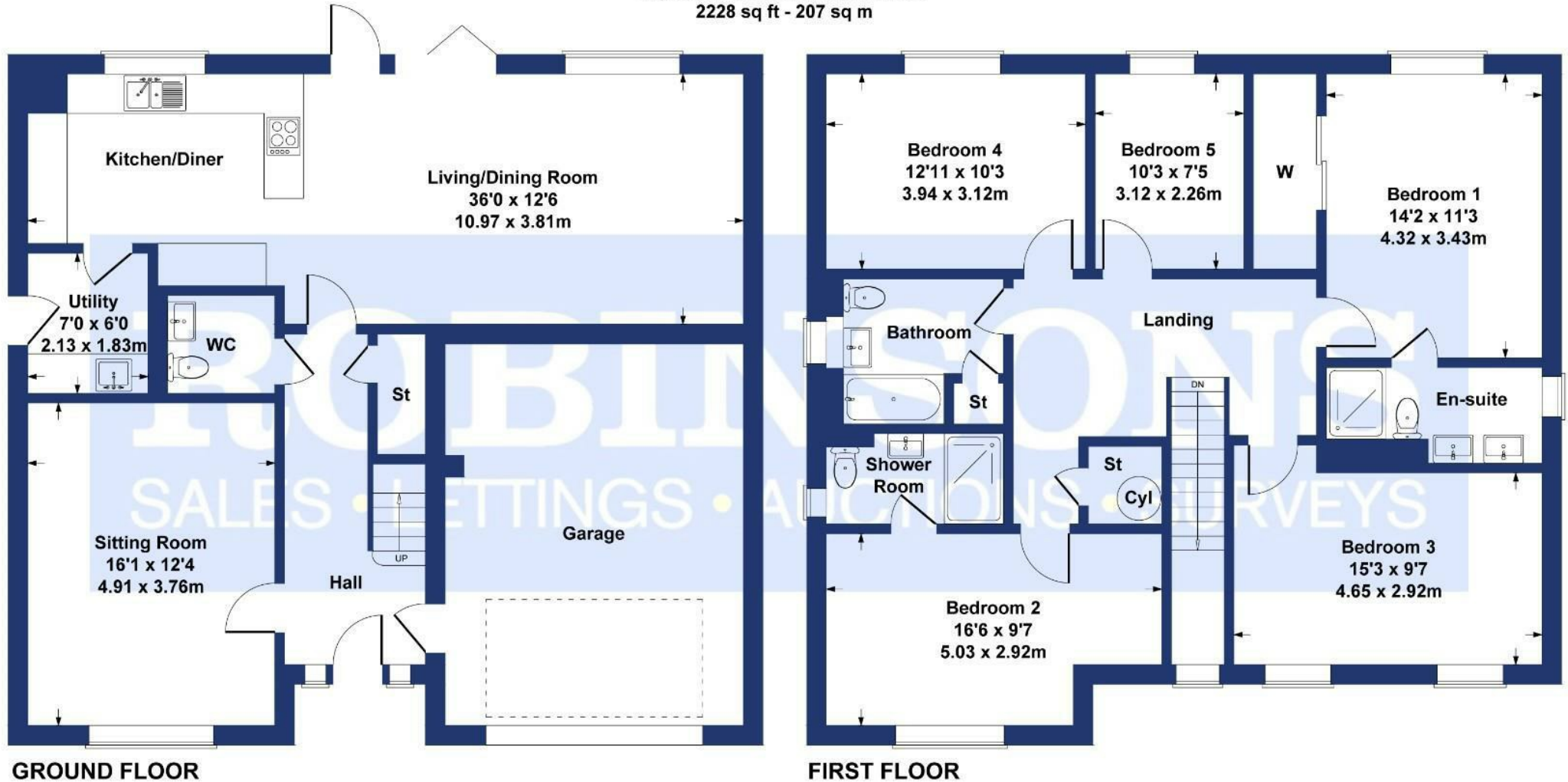
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard 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 Robinsons Regency & Rural  
Tel 01740 645444  
Email: [info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

# Lynnwood Drive Wynyard Park, Billingham, TS22 5FQ

Approximate Gross Internal Area  
2228 sq ft - 207 sq m



## 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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.





**Tel: 01740 645444**

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