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28 DUKE OF WELLINGTON GARDENS  
WYNYARD | TS22 5FY

# 28 DUKE OF WELLINGTON GARDENS WYNYARD | TS22 5FY

Welcome to this exceptional executive home, perfectly situated on a corner plot within an exclusive gated development of just 30 individually designed properties. This striking residence spans over three floors, offering approximately 5,000 square feet of luxurious living space tailored for family life and entertaining.

As you step through the entrance, a wide and welcoming hallway sets the tone with its impressive central oak and glass staircase, a captivating feature that leads you seamlessly to the expansive living areas at the rear. Here, the open-plan layout is thoughtfully divided into three distinct zones, combining functionality and style.

The kitchen is a masterpiece of design, fitted with bespoke sleek grey handleless cabinets enhanced by smoked glass details and set against contrasting white Silestone countertops. The centrepiece is a large island with an induction hob, accompanied by a secondary island perfect for entertaining. A comprehensive range of built-in appliances includes double ovens, a steam oven, microwave, wine chiller, and large larder fridge and freezer. Adjacent to the kitchen, a well-appointed utility room offers additional storage and laundry facilities.

The adjoining living space provides ample room for a cozy family area, complete with a feature log-burning stove, as well as a more formal dining area. High-gloss tiled flooring flows throughout, and dual sets of bi-folding doors open onto the rear patio, creating a seamless indoor-outdoor connection.

On the first floor, an impressive landing with a balcony leads to the master suite, a true sanctuary. The spacious bedroom is complemented by a custom-fitted dressing room and a luxurious en-suite. This spa-like bathroom features a vaulted ceiling, twin basins, a freestanding tub, and an oversized wet area with a smoked glass screen, a drench shower, and body jets. Fully tiled walls, an inset TV, and a sound system elevate the ambiance.











#### CONTINUED:-

Two additional bedrooms on this floor each boast their own fully tiled en-suites, while the fourth bedroom is served by a stylish family bathroom.

The third floor offers a versatile space ideal for a teenager or guest suite, featuring a large bedroom area with fitted furniture, a walk-in dressing room, and a private en-suite. Across the landing, an additional expansive room provides flexibility for a variety of uses, from a home office to a games room or gym.

Externally, the property includes a spacious block-paved driveway with ample parking for multiple vehicles, complemented by a double garage. At the rear, a full-width paved sun terrace overlooks the lawned garden bordered by hedging, providing a perfect setting for outdoor relaxation.

This remarkable home combines luxury, functionality, and an inviting warmth, creating an exceptional environment for family life and sophisticated entertaining.

#### AGENTS NOTES:-

- \* All main services
- \* Graphite coloured aluminium windows
- \* Gas fired central heating with UFH to ground floor and master en-suite
- \* Lutron smart light switches
- \* water softener installed
- \* CAT 6 wiring
- \* Security camera system
- \* Freehold
- \* Local Authority Hartlepool
- \* Council Tax Band: H Annual Price: £4,761
- \* Flood Risk No Risk
- \* Internet: Basic 27 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 £385 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 Wynyard

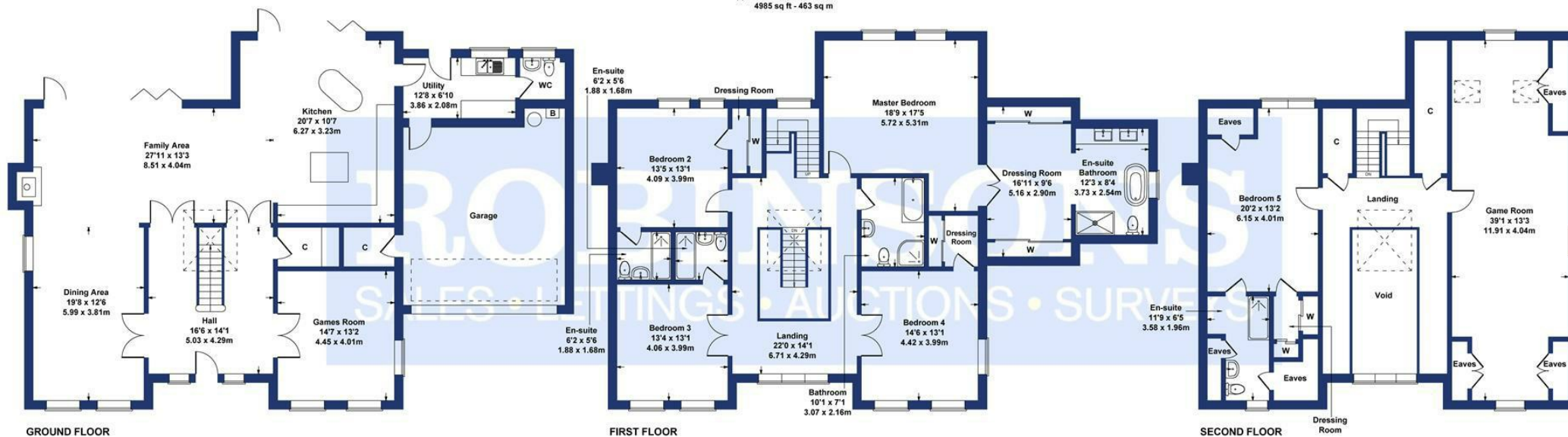
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## Duke Of Wellington Gardens

Approximate Gross Internal Area  
4985 sq ft - 463 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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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