



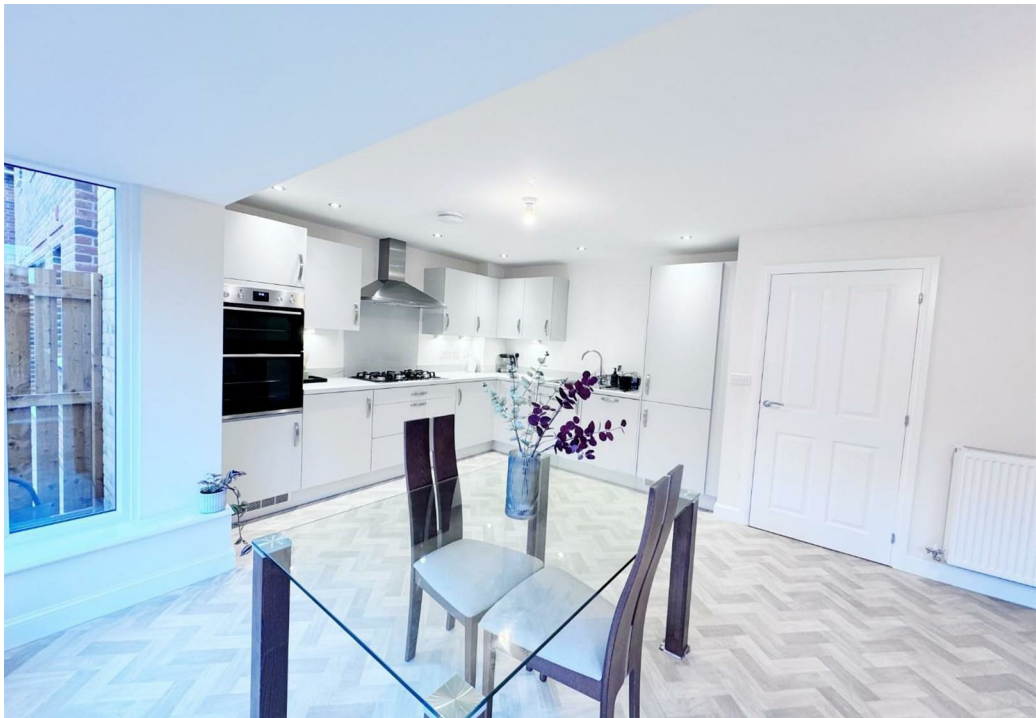
ROBINSONS
SALES • LETTINGS • REGENCY & RURAL

11 GILBERT CLOSE
WYNYARD PARK | TS22 5NJ

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Designed & constructed by David Wilson Homes in 2024; it is with pleasure that we present to the market with no onward chain; this spectacular 'Meriden' style four bedroom detached family home situated pleasantly within this highly sought after development of executive properties on Gilbert Close, Wynyard Park. This stunning residence is finished off to a high standard & boasts well proportioned rooms throughout, offering more than ample space for the growing family. Having easy access to all of the immediate amenities offered within Wynyard & its neighbouring village of Sedgefield & within excellent commuting distance to Durham City & Teesside, the property also benefits from gas central heating via a combi boiler, double glazing & eight solar panels. In brief, this immaculate home comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with window with bow window to front elevation, a sensational 21ft (approx) upgraded kitchen/diner/family room with a range of fitted wall & base units & integrated appliances & a separate utility room. The first floor landing boasts four good sized bedrooms (the master bedroom having fitted wardrobes & en-suite facilities) & a family bathroom with modern four piece suite. Externally, the property enjoys a private, South-East facing rear garden overlooking the neighbouring woodlands (note: we have been advised by our vendor that this area will be lawned in full prior to the completion of a sale) whilst the front is open aspect & has a driveway providing parking for two vehicles & single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, quality, specification & standard of this exquisite property for sale.











AGENTS NOTES:

- * Freehold
- * Gas central heating throughout
- * EPC: A
- * Council Tax Band: F
- * Local Authority Hartlepool
- * Flood Risk No Risk
- * Broadband Basic 21 Mbps Ultrafast 1800 Mbps

The property is subject to a community charge of £350 + VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

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.

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. 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:

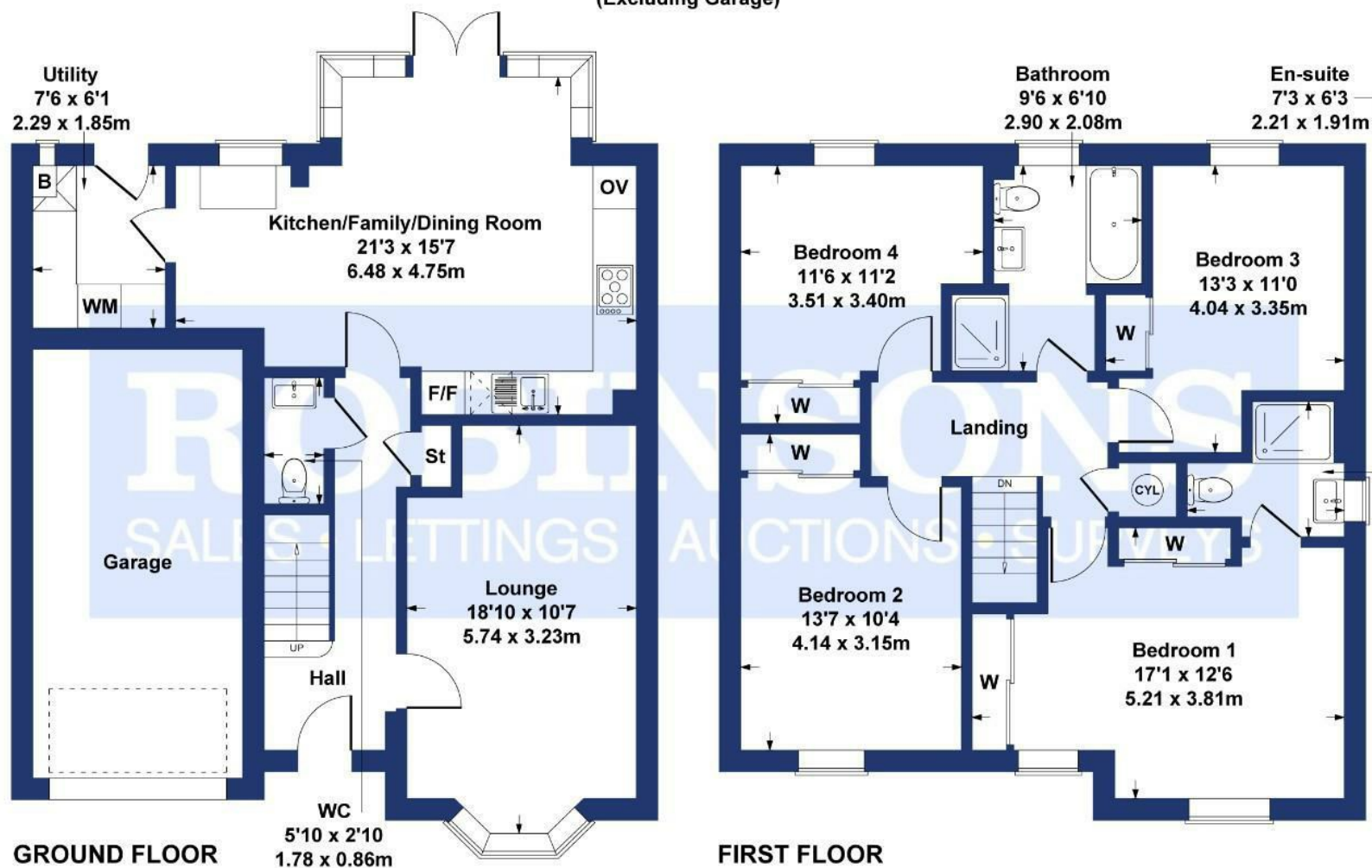
Via Robinsons Regency & Rural

Tel: 01740 645444

Email: info@robinsonswynyard.co.uk

Gilbert Close, Wynyard, TS22 5NJ

Approximate Gross Internal Area
1392 sq ft - 129 sq m
(Excluding Garage)



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. 2025

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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