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26 ROSE GARDEN LANE
WYNYARD PARK | TS22 5WB

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Nestled on charming Rose Garden Lane in the extremely popular Wynyard Park, this beautifully presented four-bedroom townhouse offers a delightful blend of modern living and elegant design across three spacious storeys. The property boasts well-proportioned accommodation, featuring an inviting open plan kitchen, living, and dining area that is perfect for both entertaining and family gatherings. The kitchen is equipped with several thoughtful upgrades, including a water softening unit and a water filter tap, ensuring convenience and comfort in your daily routine.

In addition to the open plan space, a separate lounge with a striking feature panelled wall provides a cosy retreat for relaxation. The home is designed with practicality in mind, featuring a family bathroom complete with a luxurious four-piece suite, an en suite shower room for the master bedroom, and a convenient ground floor WC.

Step outside to discover a beautifully landscaped rear garden, which includes decked and paved patios, raised planted beds, and eco drainage, creating a serene outdoor space for enjoyment. The garden also provides access to a detached garage, which has been treated and boarded for loft storage, currently serving as a gym, offering versatility for your lifestyle needs.

This property is a true gem, combining modern amenities with thoughtful design, making it an ideal choice for families or those seeking a stylish home in a desirable location. Don't miss the opportunity to make this exquisite townhouse your own.











AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Tenure: Freehold

Council Tax: Hartlepool Council, Band F (£3 Min)

Energy Rating: B

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 authorities. Robinsons cannot accept liability for any information provided.

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.

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

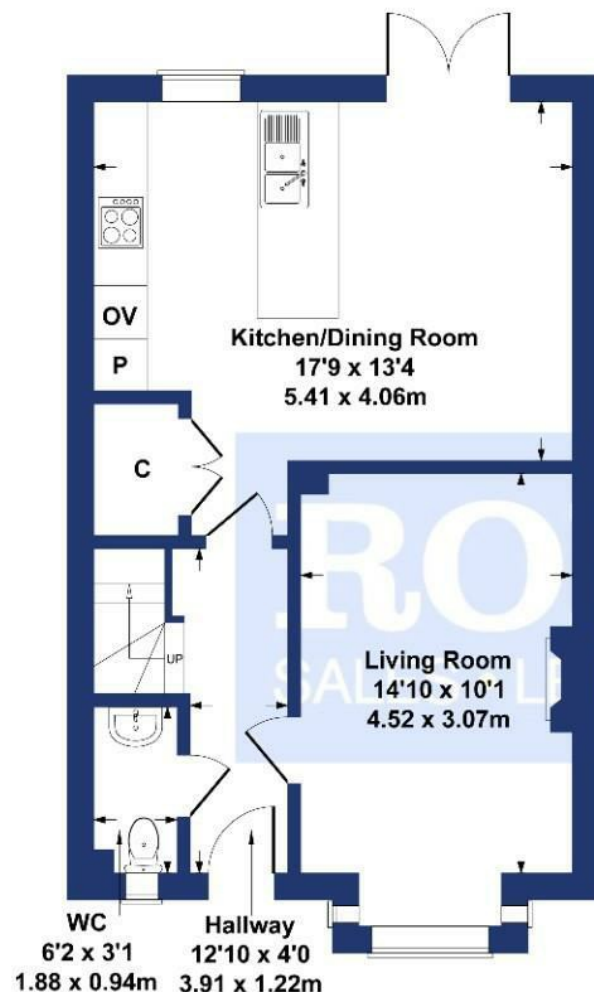
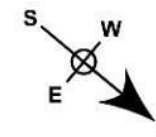
VIA:- Robinsons Wynyard

TEL:- 01740 645444

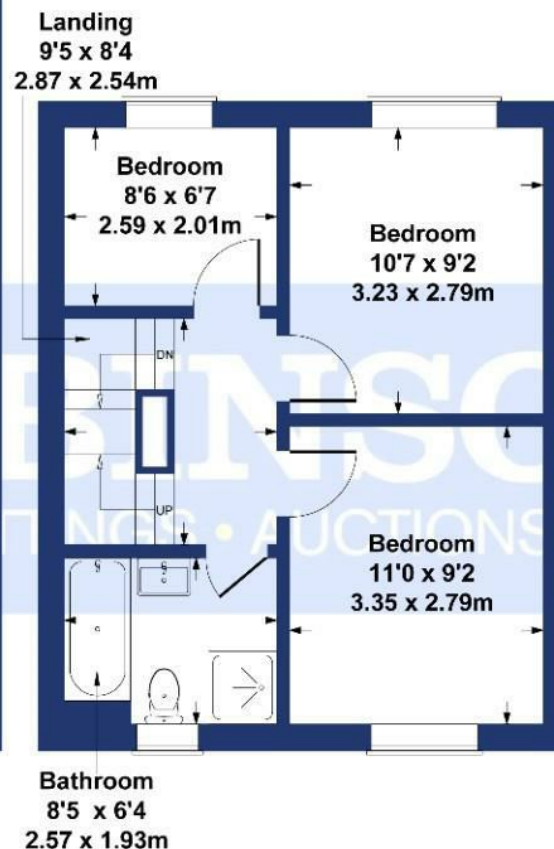
EMAIL:- info@robinsonswynyard.co.uk

Rose Garden Lane

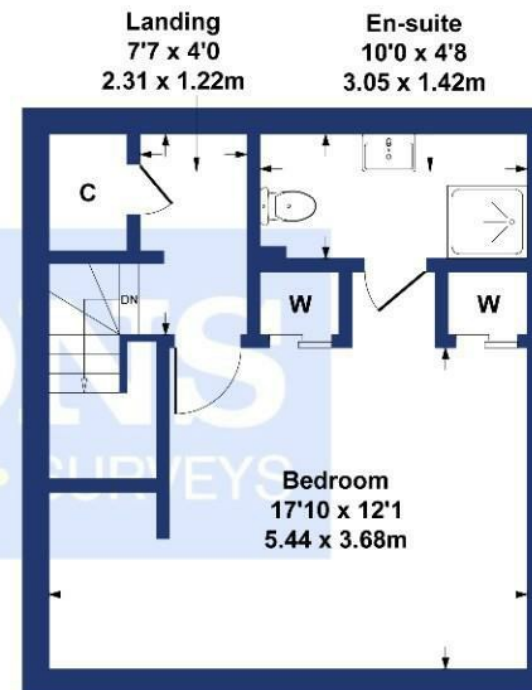
Approximate Gross Internal Area
1267 sq ft - 118 sq m



FIRST FLOOR



SECOND FLOOR



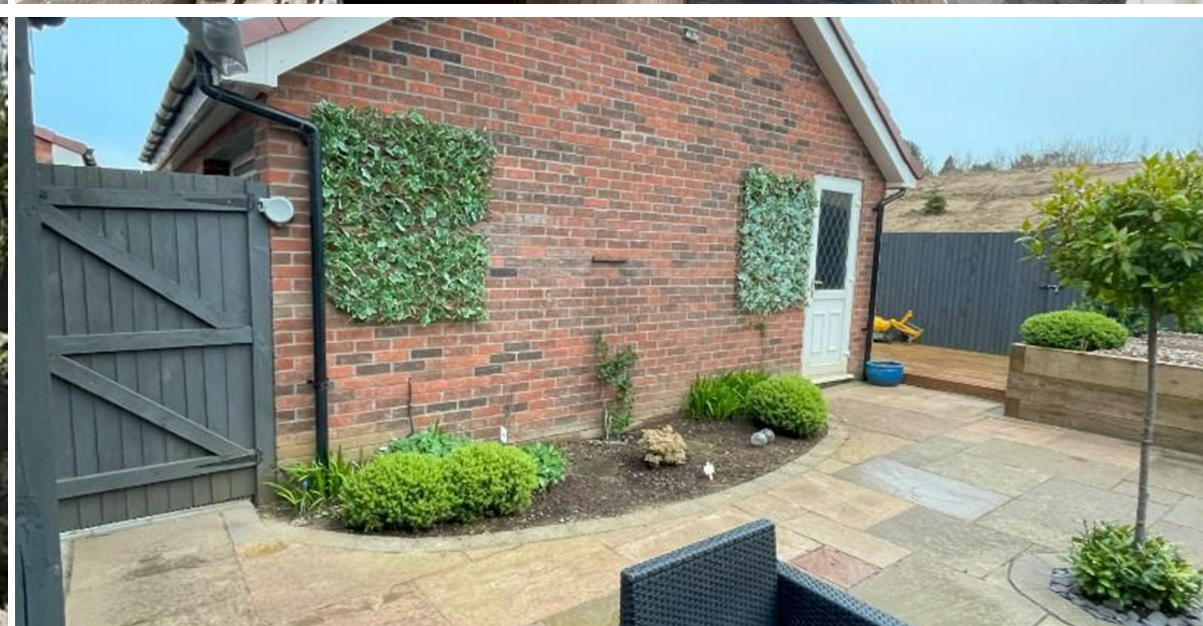
THIRD FLOOR

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. 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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