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11 WELLINGTON DRIVE  
WYNYARD | TS22 5QJ

# 11 WELLINGTON DRIVE WYNYARD | TS22 5QJ

Nestled on the prestigious Wellington Drive in Wynyard, Billingham, this exceptional detached family home offers a unique blend of space, style, and comfort. With five generously sized bedrooms, three well-appointed bathrooms and well appointed dressing room to the master bedroom, this property is perfect for families seeking room to grow and thrive.

As you enter, you are greeted by an impressive layout featuring three reception rooms, providing ample space for both relaxation and entertainment. The high-quality fixtures and fittings throughout the home, including elegant mahogany doors and luxurious flooring, create an inviting atmosphere that is both sophisticated and warm. The first floor boasts exquisite 1" mahogany flooring, while the kitchen and entrance lobby are adorned with stylish Amtico flooring, ensuring a seamless flow throughout the home.

The versatility of the two large bedrooms on the first floor is noteworthy, as they can easily be adapted to suit your needs, currently serving as a games room and a lounge/bar. This flexibility allows for a personalised touch, making it an ideal space for family gatherings or quiet evenings in. Both rooms have wood panelling to the lower walls which is held in place magnetically allowing easy access for maintenance

The property is surrounded by beautifully maintained mature lawned gardens, complete with paved patios and charming water features, providing a tranquil outdoor retreat. The large block-paved driveway accommodates parking for up to seven vehicles, complemented by a double garage for additional convenience.

Offered with no onward chain, this bespoke family home is a rare find in a sought-after location. It presents an excellent opportunity for those looking to invest in a spacious and stylish residence that caters to modern family living. Do not miss the chance to make this remarkable property your own







## ADDITIONAL COMMENTS

The property is heated via two central heating boilers, one supplying the first floor and bedrooms and the other supplying the lounge, dining room and kitchen. There is also increased insulation via Kingspan throughout.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps

Tenure: Freehold

Local Authority: Stockton on Tees

Flood Risk: Very low

Council Tax: Band H (£4706 Min)

Energy Rating: TBC

The property is subject to an annual community charge of £525.00 including VAT to cover security services and the maintenance of Wynyard public open spaces.

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.

## 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      | 79        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

## Wellington Drive

Approximate Gross Internal Area  
3678 sq ft - 342 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. 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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