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51 WELLINGTON DRIVE  
WYNYARD | TS22 5QJ



## 51 WELLINGTON DRIVE WYNYARD | TS22 5QJ

Situated in the prestigious Wynyard development, this exceptionally well-presented five bedroom detached house offers a perfect blend of luxury and comfort with the fifth bedroom and en suite shower available in the annexe. The property is set on a prime spot on Wellington Drive, providing a serene environment with a private rear garden that overlooks the picturesque Wynyard golf course, making it an ideal retreat for those who appreciate nature and tranquillity.

Upon entering, you will find three spacious reception rooms, including a welcoming lounge, a versatile dining room that can also serve as a study, and a stunning conservatory that invites an abundance of natural light. The modern open-plan kitchen/breakfast room is comprehensively fitted with integrated appliances, making it a delightful space for both cooking and entertaining. The ground floor is completed by a useful utility room, WC and ample storage.

The five generously sized double bedrooms are designed with comfort in mind. The master bedroom and the second bedroom both benefit from fitted wardrobes and en-suite bathrooms, ensuring privacy and convenience for family members or guests.

One of the stand out features of this property is the self-contained one-bedroom annexe, which has been thoughtfully converted from the original double garage. This space comprises an open-plan lounge and kitchen area, complete with appliances, a double bedroom, and an en-suite shower room, making it perfect for guests, extended family, or even as a home office.

With ample off-street parking available for up to four vehicles, this home is not only stylish but also practical. This property truly represents a unique opportunity to acquire a beautiful family home in a sought-after location, combining modern living with the charm of a tranquil setting.



































## AGENTS NOTES

\* SHED INCLUDED WITH MEASUREMENTS 4.57M x 2.26M

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

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

Mobile Signal/Coverage: Average

Tenure: Freehold

Local council: Stockton on Tees

Council Tax Band: G

Energy Rating: TBC

\* The property is subject to a community charge of £525.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringe

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 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

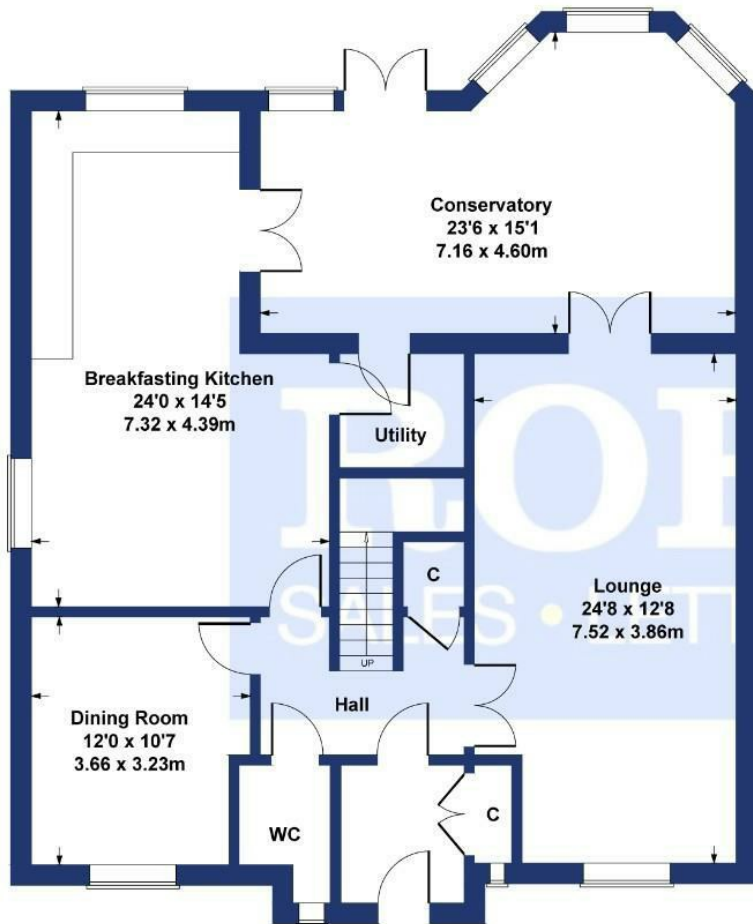
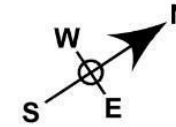
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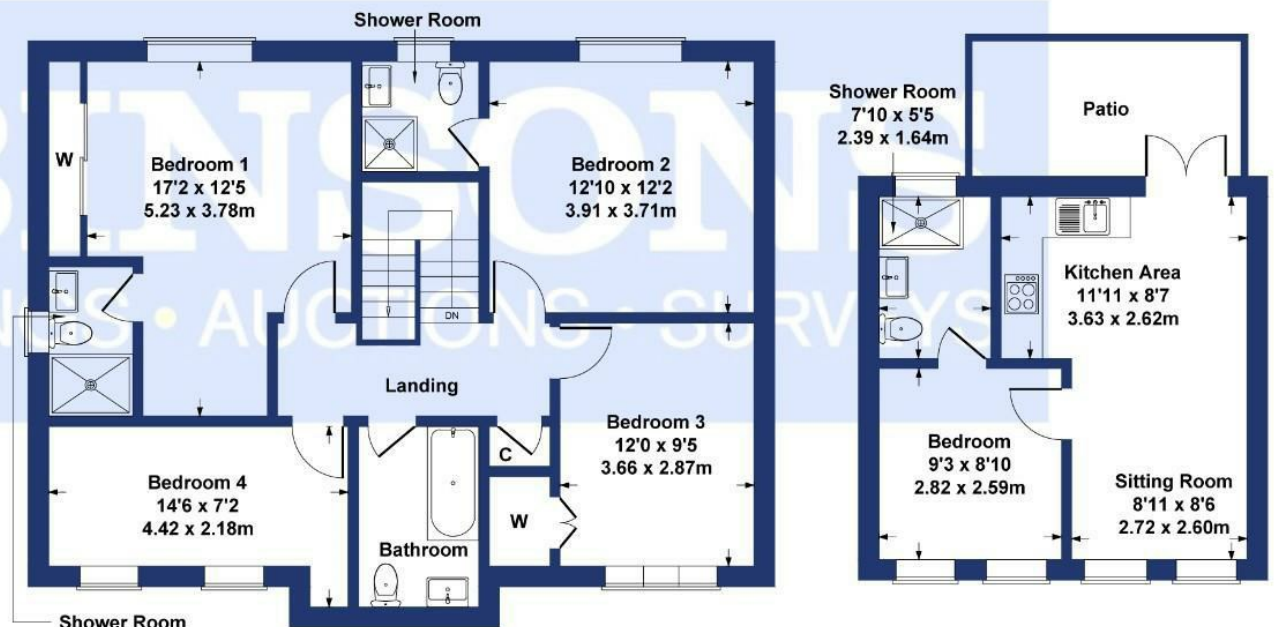


## Wellington Drive

Approximate Gross Internal Area  
2455 sq ft - 228 sq m



**GROUND FLOOR**



**FIRST 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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