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12 STONEY WOOD DRIVE  
WYNYARD | TS22 5TS



# 12 STONEY WOOD DRIVE WYNYARD | TS22 5TS

Nestled in the highly sought-after development of Wynyard Village, this stunning four-bedroom executive detached house on Stoney Wood Drive offers a perfect blend of modern living and family comfort. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

Upon entering, you will be greeted by a contemporary kitchen/dining/family room, the hub of the home, that has been thoughtfully upgraded from the builder's specification. This stylish kitchen features Silestone worktops, a central island and is equipped with integrated appliances, including a double oven, fridge freezer, and dishwasher, making it a delightful space for culinary enthusiasts.

The property comprises four generously sized double bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and convenience. The family bathroom is equally impressive, fitted with a high-quality four-piece suite that adds a touch of luxury to daily routines.

Outside, the landscaped gardens to both the front and rear provide a serene outdoor space, perfect for family gatherings or quiet evenings. The raised patio area offers ample room for patio furniture and includes space for a hot tub, allowing you to unwind in style. Notably, the property is not overlooked at the front or rear, ensuring a sense of privacy and tranquillity.

With parking available for two vehicles, this exceptional home is ideal for families seeking a modern lifestyle in a vibrant community. Don't miss the opportunity to make this exquisite property your own.















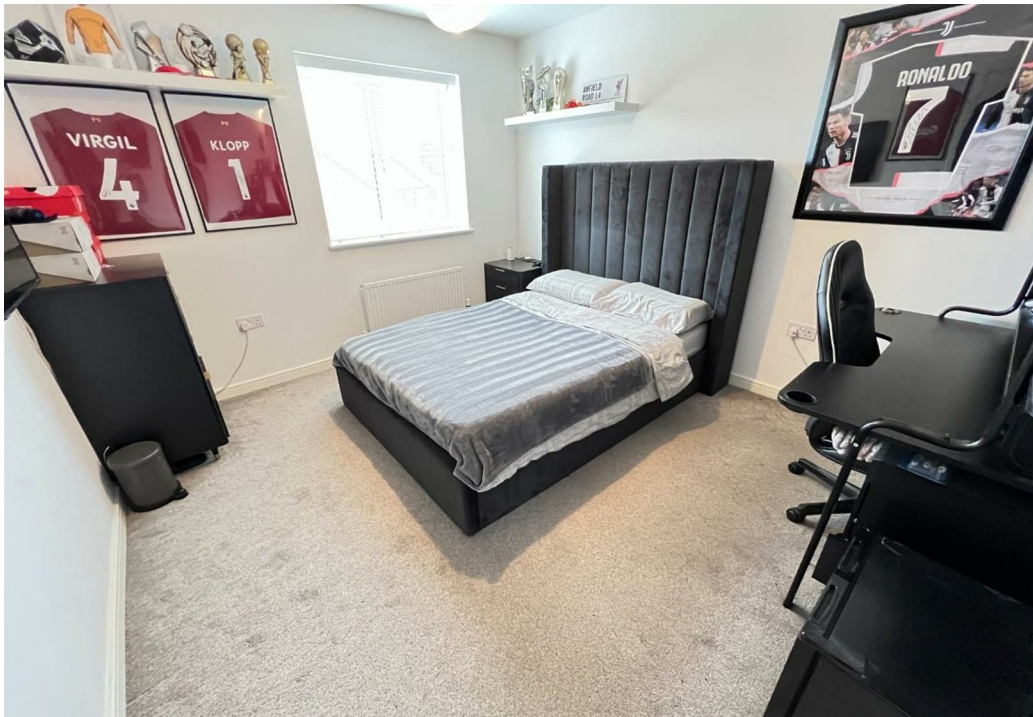




















## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating via radiators to further accommodation

Broadband: Basic 3 Mbps, Superfast 30 Mbps, Ultrafast 18000 Mbps

Tenure: Freehold

Local Authority : Hartlepool

Council Tax Band: F (£3566 min)

Energy Rating: B

Flood risk: Very low

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

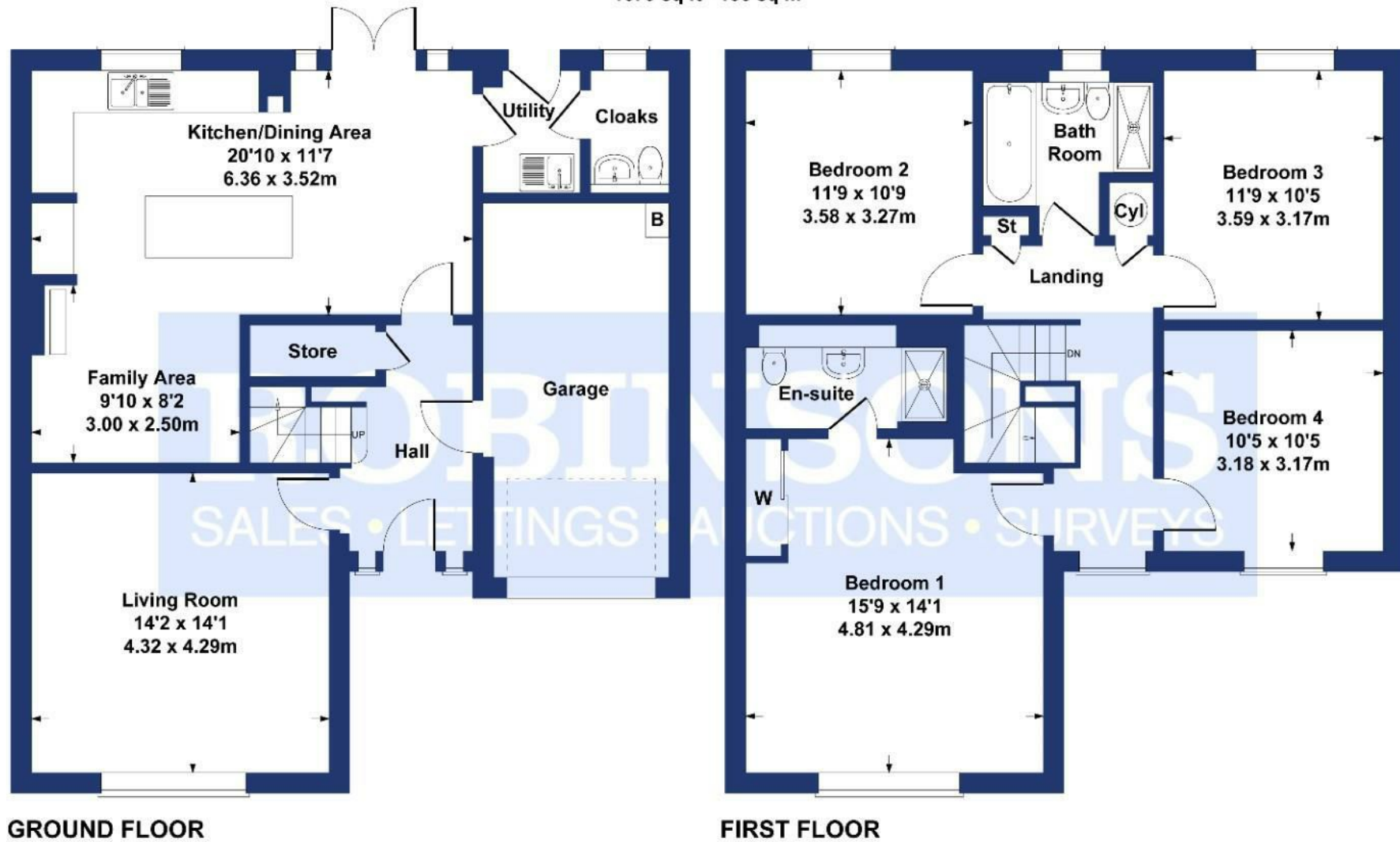
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# Stoney Wood

Approximate Gross Internal Area  
1679 sq ft - 156 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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