

NEW



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23 DUKE OF WELLINGTON GARDENS
WYNYARD PARK | TS22 5FY

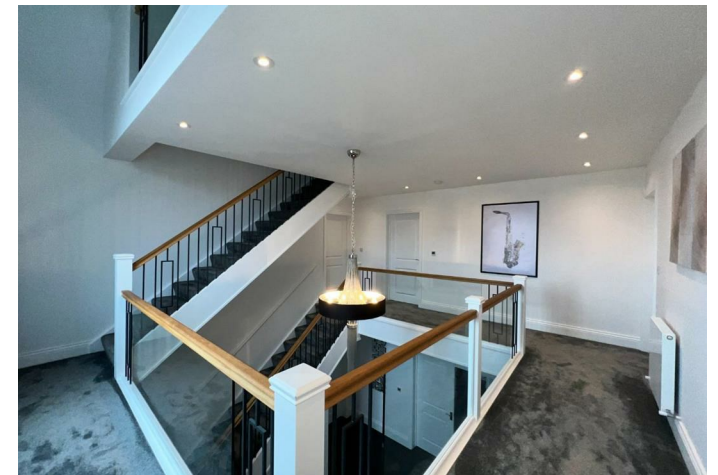
23 DUKE OF WELLINGTON GARDENS WYNYARD PARK | TS22 5FY

Situated within the exclusive electric gated development of Duke of Wellington Gardens, No. 23 is a remarkable 4,600ft 5 bedroom/4 bathroom family home, meticulously designed and spread over three spacious floors.

A grand entrance portico with oversize front door opens into a large bright hallway with natural slate flooring, providing access to the main living areas. To the right, a triple-aspect lounge with oak flooring and a feature fireplace offers a cosy family retreat. To the left is a dining/cinema room with oak flooring. The heart of the home is an expansive kitchen/breakfast room, featuring bespoke painted oak cabinetry, integrated Neff appliances, a large central island, high end granite work surfaces to kitchen and utility, beyond the kitchen is the utility room and WC.

The first floor, accessed via a wide elegant staircase with metal and glass balustrade, leads to the opulent master suite complete with a generous en-suite and his and hers private dressing rooms. Two additional large bedrooms on this level also include en-suite facilities. The third floor houses a spacious landing, currently utilized as a hobby area, along with two further double bedrooms and a large family bathroom. Electric window blinds to the main rooms and bedrooms.

Externally, the south facing home is surrounded by private landscaped gardens/patio areas extending to 1/4acre, extensive parking, detached triple garage equipped with an electric car charging point and electric garage doors. Above the garage accessed from the side door leads to a versatile room offering potential for teenage accommodation/games room or a private office. This stunning home is located in the prestigious Wynyard Park development.











AGENTS NOTES:-

- * ALL MAIN SERVICES.
- * AIR SOURCE HEAT PUMP FOR CENTRAL HEATING.
- * UNDER FLOOR HEATING TO GROUND FLOOR. HEATING VIA MODERN RADIATORS TO FIRST AND SECOND FLOOR.
- * SOUTH FACING GARDEN.
- * ANTHRACITE HERITAGE ALUMINIUM WINDOWS AND BIFOLD DOORS.
- * ELECTRIC CAR CHARGING POINT TO GARAGE.
- * FREEHOLD.
- * COUNCIL TAX BAND: H – HARTLEPOOL.

The property is subject to a community charge of £395 inc VAT tbc 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.

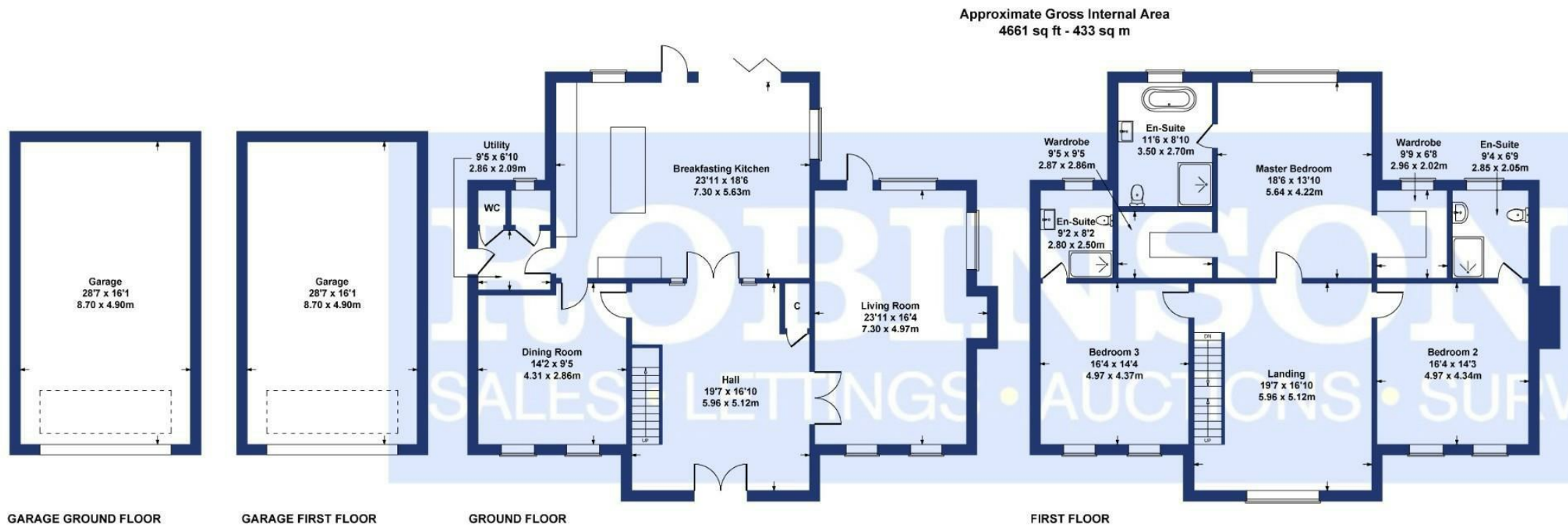
VIEWINGS:

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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. 2024

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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