



**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

33 CHESTER BURN ROAD  
WYNYARD | TS22 5UF



## 33 CHESTER BURN ROAD WYNYARD | TS22 5UF

Pleasantly situated upon the new Charles Church development, we offer this newly built 3 bedroom detached home for sale. Built to the 'Grasmere' design, the key features to the ground floor are:- Open plan kitchen/breakfast room fitted with contemporary light grey units with contrasting work surfaces, integrated double oven, gas hob, fridge/freezer, dishwasher and washing machine. A designated area for dining and French doors giving access to the private and south facing rear garden. Separate front aspect living room and cloaks/WC. To the first floor, the master bedroom runs the full width of the property to the front and is complemented by a en-suite with double cubicle. The two further good sized bedrooms are serviced by the family bathroom. Parking is also well catered for having a double width drive to the front leading to a single integral garage.

Close to home is Wynyard Village where you will find a range of amenities including a grocery store, pharmacy, dentist, salon and pub, restaurant and café. and our Robinsons office. The Wynyard C of E Primary School is also within walking distance.

Excellent transport links via the A1M and the A19 gives ease of access to major North East and Teesside towns and cities, whilst the A689 gives easy commuting to smaller villages including Sedgefield to the North.





















#### **AGENTS NOTES:-**

- \* All main services
- \* Upvc Double glazing
- \* EER: B82
- \* FibreNest internet access
- \* Council Tax Band:

The property is subject to a community charge of £450.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### **VIEWINGS:**

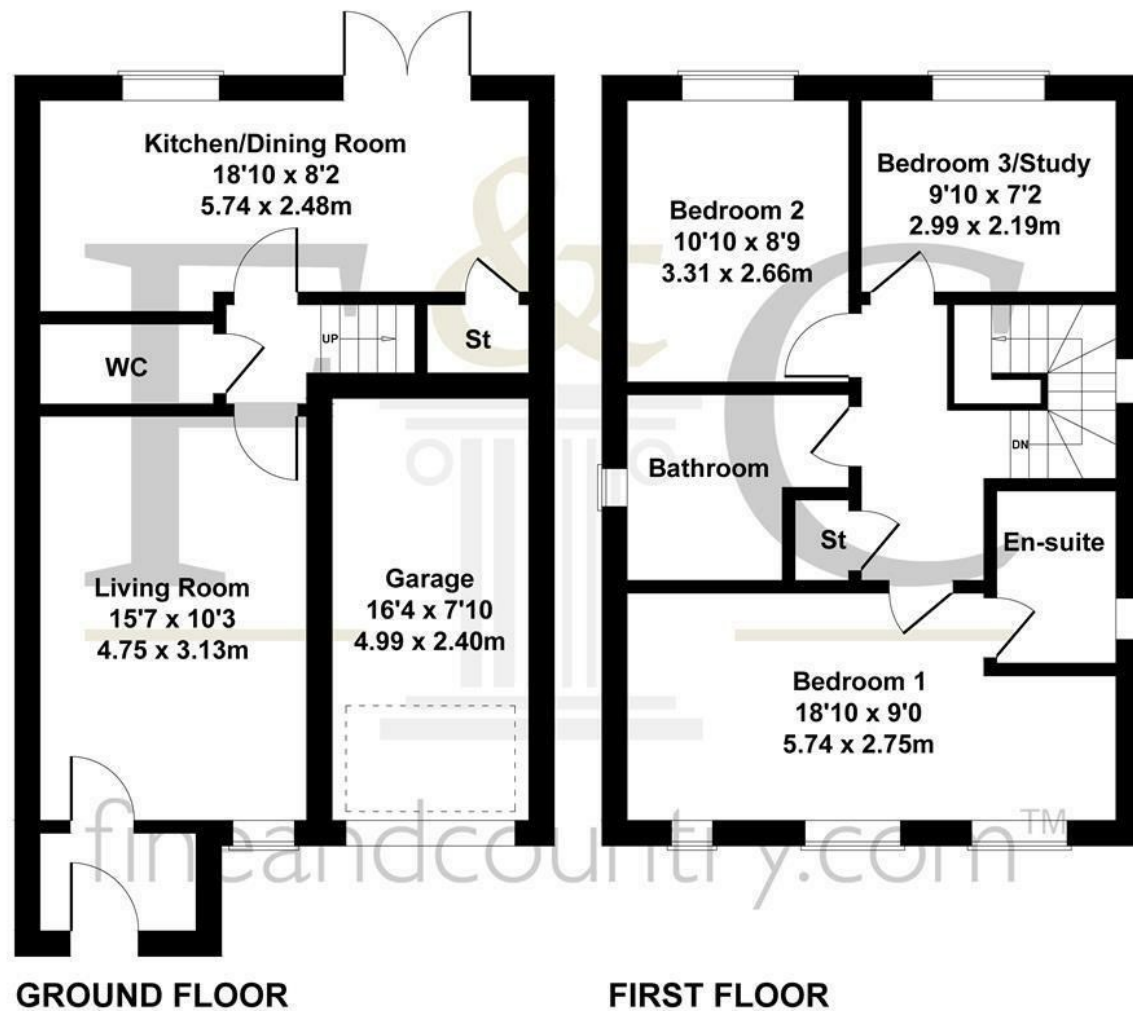
Via Fine & Country Wynyard

Tel: 010740 645444

email: [info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

# 33 Chester Burn Road

Approximate Gross Internal Area  
1076 sq ft - 100 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. 2022

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.



**Tel: 01740 645444**

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)