



**ROBINSONS**  
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33 BLACK WOOD  
WYNYARD | TS22 5GQ

## 33 BLACK WOOD WYNYARD | TS22 5GQ

Perfectly positioned just off Wynyard Woods, this outstanding four-bedroom detached residence offers spacious, versatile accommodation ideally suited to modern family living. Set behind a pillared, gated entrance and approached via an expansive block-paved driveway, the property impresses from the outset with its elegant kerb appeal, manicured lawns, and mature landscaped borders.

Step inside via a smart lock entry system and be welcomed into a bright and stylish entrance hall, finished with Fired Earth tiled flooring, underfloor heating, built-in storage, a floor-mounted home safe, and a convenient guest WC.

The formal 26ft dual-aspect lounge provides an elegant space to relax or entertain, featuring a beautiful white marble fireplace and French doors opening onto the private rear garden. Additional reception rooms include a well-proportioned dining room and a dedicated home office/study—perfect for those working remotely.

At the heart of the home lies a sleek, modern fitted kitchen with a range of high-gloss units, granite work surfaces, integrated appliances, a central breakfasting island, and an archway flowing through to an impressive games room. Formerly the garage, this versatile space has been thoughtfully converted for entertainment, leisure and storage.

Upstairs, the property boasts four generous double bedrooms. The luxurious principal suite is a true retreat, complete with its own private cinema room/private lounge (with integrated sound system), a walk-in dressing area, and a beautifully appointed en-suite bathroom featuring a freestanding central tub, large walk-in shower and twin basins. Bedroom two also benefits from an en-suite and dressing area, while bedrooms three and four are served by a contemporary Jack-and-Jill bathroom.











#### CONTINUED:-

The rear garden offers a high degree of privacy and is designed for both relaxation and entertaining, with a combination of lawn, patio areas, and a luxurious hot tub included in the sale.

Located within easy walking distance of village amenities and the Church of England Primary School, this superb family home combines luxury, practicality, and a prime setting—an ideal opportunity for those seeking their forever home in a sought-after location.

#### AGENTS NOTES:-

- \* Fully glazed throughout
- \* Gas central heating via radiators.
- \* Under Floor heating to tiled hallway
- \* Freehold
- \* EER 78C
- \* Council Tax band - G - Stockton

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 should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided



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

#### LOCATIONS:-

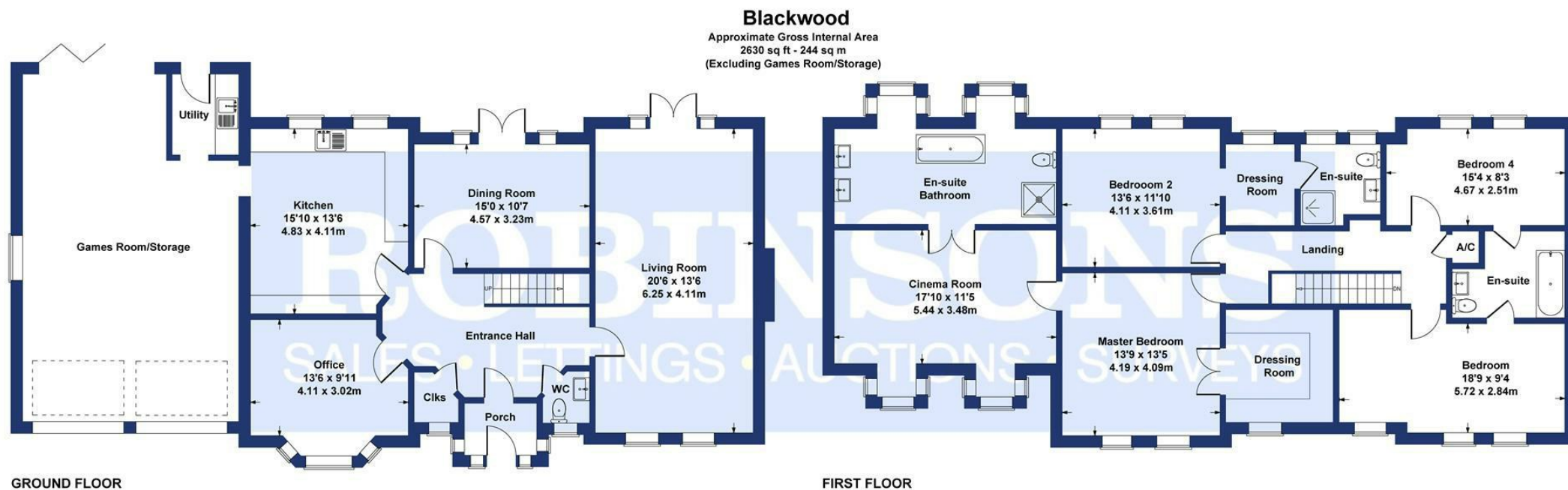
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard 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

TEL:- 01740 645444

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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. 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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