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46 STONEY WOOD DRIVE

WYNYARD | TS22 5TS

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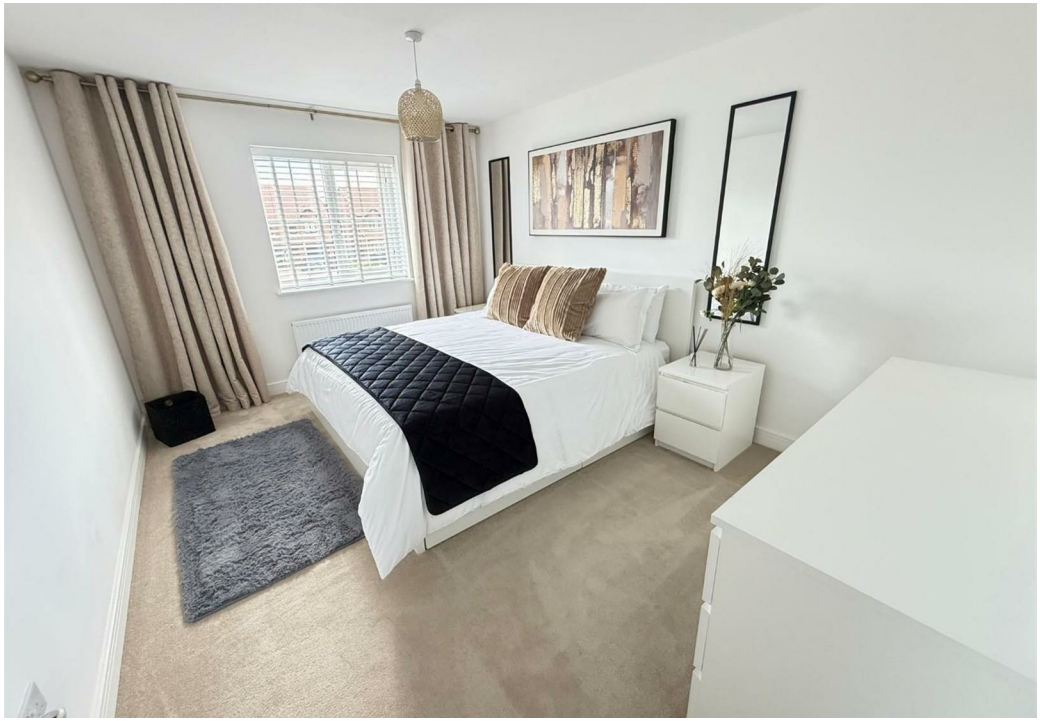
Nestled in the prestigious Wynyard Woods development, Stoney Wood Drive presents an exceptional opportunity to acquire a stunning detached family home, built by Bellway in 2023. This property, designed in the highly sought-after Maple style, spans an impressive 1,313 square feet and is ready for immediate occupation, offering a seamless move-in experience without the delays often associated with new builds.

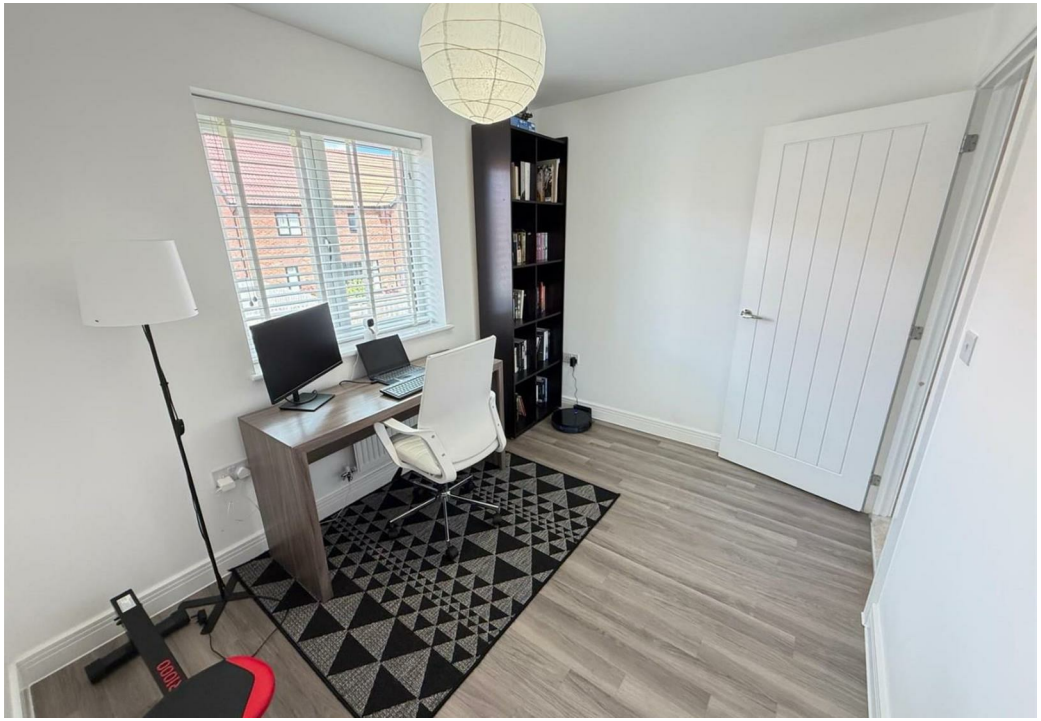
As you enter, you are greeted by two spacious reception rooms that provide a perfect blend of comfort and elegance. The heart of the home is undoubtedly the open-plan kitchen, dining, and family area, which is both sociable and stylish. This modern space is fitted with high-quality units and integrated appliances, while large bifold doors invite an abundance of natural light and create a seamless connection to the private rear garden, ideal for indoor-outdoor living.

The inviting lounge offers a tranquil retreat for relaxation, while the first floor boasts a luxurious principal bedroom complete with a chic en-suite bathroom and ample storage. Three additional well-proportioned bedrooms share a contemporary family bathroom, ensuring comfort and privacy for all family members or guests.

Externally, the property features a double driveway and garage, providing ample parking and storage solutions. The beautifully enclosed rear garden offers a peaceful outdoor space, perfect for children, pets, or entertaining in complete privacy.

The location further enhances the appeal of this remarkable home. Just a five-minute walk from the Outstanding-rated Wynyard Primary School and a short distance from the village's boutique shops, café, gastro pub, and community amenities, residents enjoy both convenience and charm. The wider Wynyard Estate offers scenic woodland walks, Wynyard Hall, and Wynyard Golf Club, making it a perfect blend of leisure and prestige. With excellent road links to Durham, Newcastle, and Middlesbrough, this property is ideally situated.





LOCATION

Wynyard is one of the North East's most exclusive locations, combining rural tranquillity with easy access to nearby urban centres. Set within attractive countryside, it offers a private, thriving community centred around a village pub, restaurant, store and scenic duck pond. Surrounded by mature landscaping, the area features extensive walking trails, bridleways and championship golf courses, with the North York Moors and Cleveland Hills close by and excellent road links via the A19 to Middlesbrough, Durham and Sunderland.

VIEWINGS

Via Robinsons Regency & Rural
Tel: 01740 645444
Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

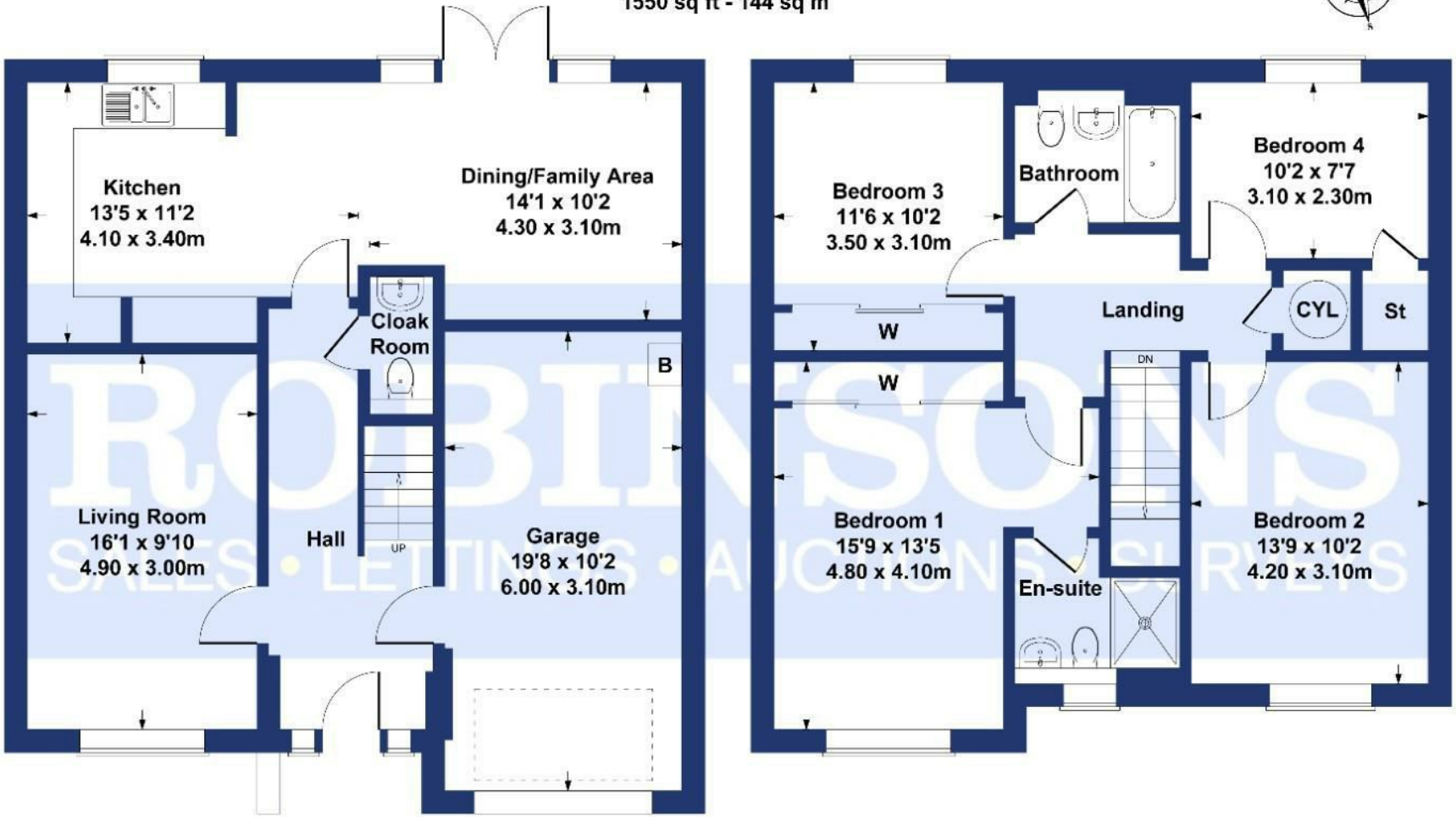
Council Tax: Hartlepool Council, Band E - Approx. £3135 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – N/A
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying 0ut these checks.
*The property is subject to an annual community charge of £525 including VAT to cover security services and the maintenance of Wynyard public open spaces.

Stoney Wood Drive

Approximate Gross Internal Area
1550 sq ft - 144 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. 2026

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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