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4 AUTUMN GROVE  
WYNYARD | TS22 5UX

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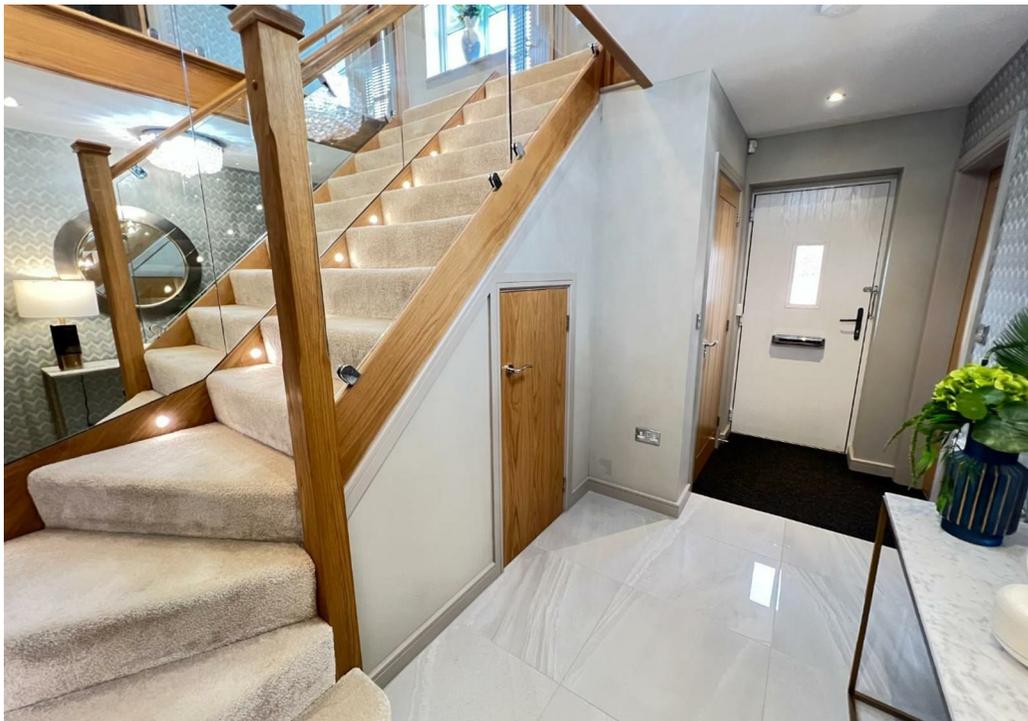
Situated within the highly desirable Woodland Manor development, this impressive four-bedroom detached residence presents a rare opportunity to acquire a former Duchy Homes showhome, meticulously crafted with an array of high-quality finishes and enhanced specifications throughout. Designed to offer the perfect balance of style, comfort and functionality, the property provides an exceptional setting for contemporary family living in one of Teesside's most sought-after locations.

The property is accessed via an inviting entrance hallway, which sets the tone for the accommodation beyond and provides access to the principal living areas. To the front of the home, the generously proportioned living room is bathed in natural light thanks to a striking bay window, creating a warm and welcoming space ideal for both relaxation and entertaining.

The heart of the home is the outstanding open-plan kitchen, dining and family area, thoughtfully designed to suit modern lifestyles. The sleek, contemporary kitchen is fitted with a range of integrated appliances and flows effortlessly into the dining and family spaces. French doors open directly onto the rear garden, allowing for seamless indoor and outdoor living and making this an ideal space for family gatherings or social occasions. A separate utility room offers additional practicality, while a convenient ground-floor cloakroom and well-planned storage further enhance everyday living.

To the first floor, the spacious principal bedroom benefits from a dedicated dressing area and a stylish en-suite shower room, finished to a high standard. The second bedroom also enjoys its own en-suite shower room, providing excellent flexibility for guests or older children. Two further well-proportioned double bedrooms, all featuring Hammonds fitted wardrobes, offer versatile accommodation suitable for family members, visitors or home-working requirements. A modern and well-appointed family bathroom completes the first-floor accommodation.







## CONTINUED..

The property is complemented by professionally landscaped gardens, including a generous and fully enclosed rear garden ideal for outdoor entertaining and family enjoyment. To the front, a double block-paved driveway provides ample off-street parking and leads to an integral garage, offering further storage or secure parking.

## LOCATION

Wynyard Village provides a range of local amenities including a village store, salon, gastro pub, Glasshouse Café & Restaurant, dentist, and pharmacy, along with excellent access to the A19 and A1. This exclusive country manor setting also enjoys 24/7 security with number plate recognition cameras and regular patrols, and lies within the catchment area for Wynyard Primary School and Sedgfield Community College.

## AGENTS NOTES

Council Tax: Hartlepool Council, Band E - Approx. £3054 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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

## VIEWINGS

VIA:- Robinsons Wynyard

TEL:- 01740 645444

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











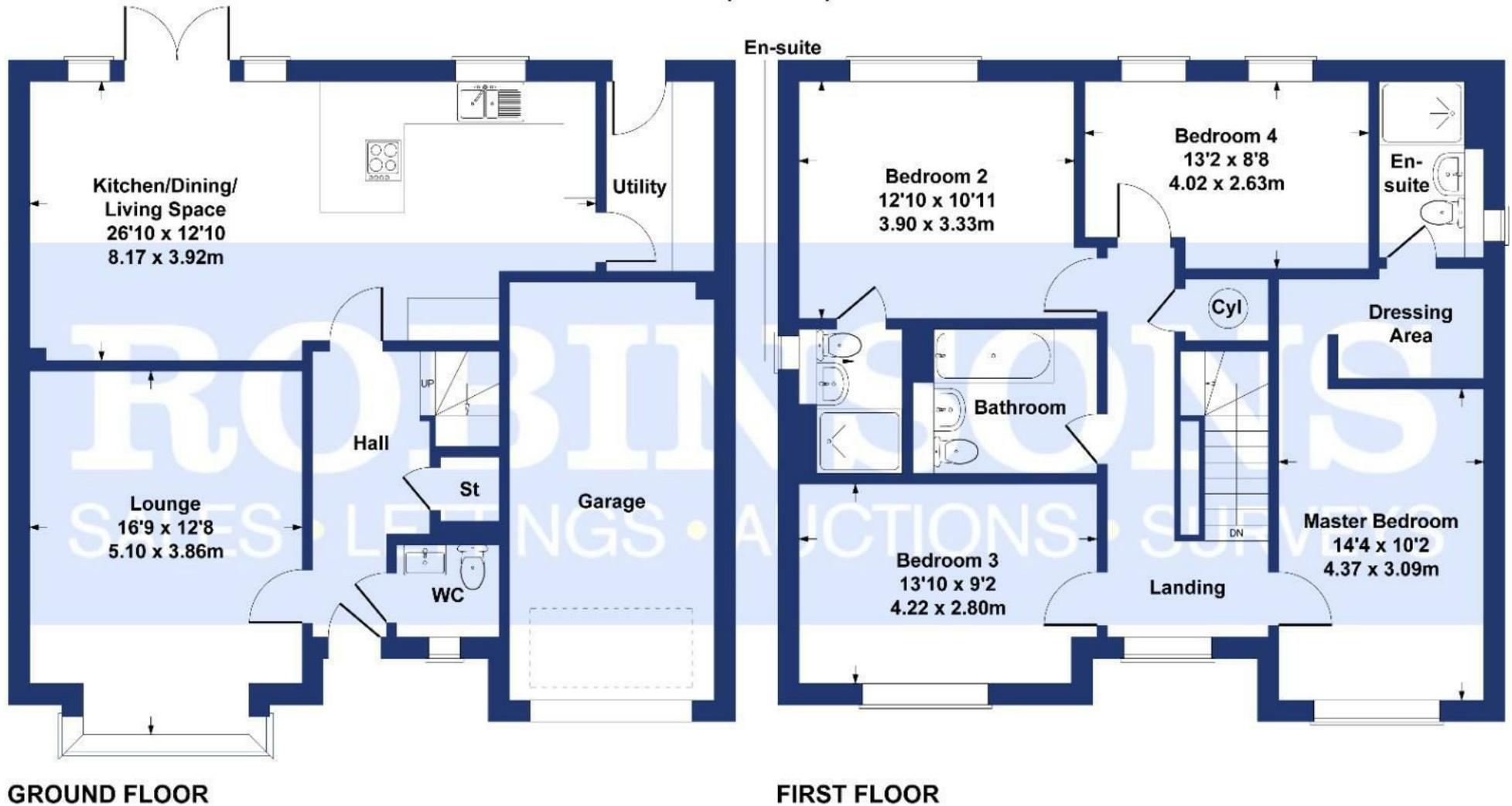


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# Autumn Grove

Approximate Gross Internal Area  
1755 sq ft - 163 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. 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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