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22 LAVENDER LANE  
WYNYARD | TS22 5GX

## 22 LAVENDER LANE WYNYARD | TS22 5GX

Nestled in the prestigious Lavender Lane of Wynyard Park, this stunning four-bedroom detached family home is a true gem. Built in 2021, this new build property impressively boasts over 2,200 square feet of living space, thoughtfully designed to cater to modern family life.

As you approach the home, you are greeted by a large driveway that accommodates up to four vehicles, alongside a detached double garage. The beautifully landscaped garden enhances the property's curb appeal, with a blend of estate fencing and low hedges framing the front, while the private rear garden is enclosed by fencing, providing a tranquil outdoor retreat.

Upon entering through the cream part-glazed front door, you are welcomed into a spacious reception hallway, adorned with light grey Moduleo flooring and crisp white walls. The central white spindle staircase with a vaulted ceiling adds a touch of elegance. To the right, a guest washroom and a cloakroom to the left offer convenience, while a well-proportioned combined office and home gym with a large bay window is perfect for remote work or exercise.

To the left of the hallway, a delightful children's playroom awaits, seamlessly connected to the main living areas. The spacious living room, featuring soft pale carpet and French doors leading to the rear patio, is bathed in natural light, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the open-plan kitchen and dining area, accessible from both the lounge and a separate doorway. This modern space is designed for family gatherings, with a generous dining area and a sleek kitchen featuring a custom-made island with a breakfast bar. The kitchen is equipped with high-quality Symphony units, white Silestone worktops, and a range of integrated appliances, ensuring both style and functionality.











## CONTINUED

One of the highlights of this property is undoubtedly the large custom-built orangery, which enhances the open-plan living area. This delightful space features double-glazed bi-fold doors that open onto one of two rear patios, making it an ideal setting for alfresco dining during the warmer months.

Ascending the vaulted white spindle staircase, you arrive at a spacious first-floor landing that connects to all four bedrooms and a family bathroom. The soft pale carpet flows seamlessly throughout, creating a warm and inviting atmosphere. The two front-facing bedrooms are generously sized, with one boasting an ensuite bathroom complete with an oversized walk-in shower and stylish landscape tiles. The rear aspect houses two further double bedrooms, including the luxurious Master Bedroom, which features fitted wardrobes and its own ensuite bathroom, ensuring a private retreat.

The family bathroom is centrally located and designed with modern aesthetics in mind, showcasing wall-to-ceiling tiles and a contemporary white suite.

Outside, the professionally landscaped private rear garden is a true oasis, featuring two Indian Sandstone patios, a charming wooden gazebo, and a cobbled area with raised fruit and vegetable beds. The manicured lawn and mature shrub borders add to the garden's appeal illuminated by LED lighting. Additionally, the property includes parking for four vehicles and an electric car charging point.

This stunning family home is finished to an exceptionally high standard throughout.

## LOCATION

Wynyard itself offers amenities and attractions. Wynyard Primary School provides top-tier education, while the nearby Wynyard Hall beckons with its opulent gardens. Long walks, ideal for your four-legged friends extend along the Castle Eden walkway or a trip to the coast is approximately 7 miles away. Convenient access to major transport links ensures seamless connectivity to nearby towns and cities, as well as the broader region.

## AGENTS NOTES

Council Tax: Durham County Council, Band G - Approx. £4164 p.a

Tenure: Freehold

Property Construction – Standard, non-traditional

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 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 – being applied for - NA

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.

The property is subject to an annual community charge of £420.00 including VAT to cover security services and the maintenance of public open spaces.

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.

## VIEWINGS:-

Via Robinsons Wynyard.

Tel: 01740-645-444

Email: [Info@robinsonswynyard.co.uk](mailto:Info@robinsonswynyard.co.uk)

# Lavender Lane

Approximate Gross Internal Area  
2334 sq ft - 217 sq m  
(Excluding Garage)



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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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