

Lynnwood Drive, Wynyard, TS22 5FQ
4 Bed - House - Detached
£330,000

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Lynnwood Drive
Wynyard, TS22 5FQ

Modern Four-Bedroom Detached Family Home in Wynyard

Tucked away in a desirable cul-de-sac, this beautifully presented Avant Homes ‘ Norbury’ design offers stylish, contemporary living perfectly suited to today’s growing family. Combining generous accommodation, modern finishes and excellent outdoor entertaining space, this impressive detached home is ready to move into.

The ground floor features a welcoming entrance hall, a comfortable front lounge and a convenient cloakroom/WC. At the heart of the home is the stunning open-plan kitchen/diner, fitted with a comprehensive range of modern wall, drawer and floor units, complementary work surfaces and a selection of integrated appliances, including an oven, microwave, dishwasher and fridge freezer. Bi-fold doors seamlessly connect the kitchen and dining space to the rear garden, creating a fantastic setting for entertaining and family life.

Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes with mirrored sliding doors and a luxurious en-suite shower room. Three further double bedrooms are complemented by a stylish family bathroom, fitted with a bath and overhead shower.

Externally, the property enjoys neat front and rear gardens, with the rear offering a patio, timber-decked seating area, lawn and mature borders. A herringbone block-paved driveway provides parking for several vehicles, has an EV Charging point and leads to the integrated garage, which benefits from power, internal access and rear garden access.

Additional features include UPVC windows, gas central heating, shutter blinds, oak internal doors and access to the excellent Wynyard Estate facilities.

An exceptional modern family home offering space, style and convenience in a sought-after location. Early viewing is highly recommended.





























LOCATION

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 Regency & Rural
Tel: 01740 645444
Email: info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Stockton Borough Council, Band F - Approx. £3741 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 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 - Pending
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 – N/a
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

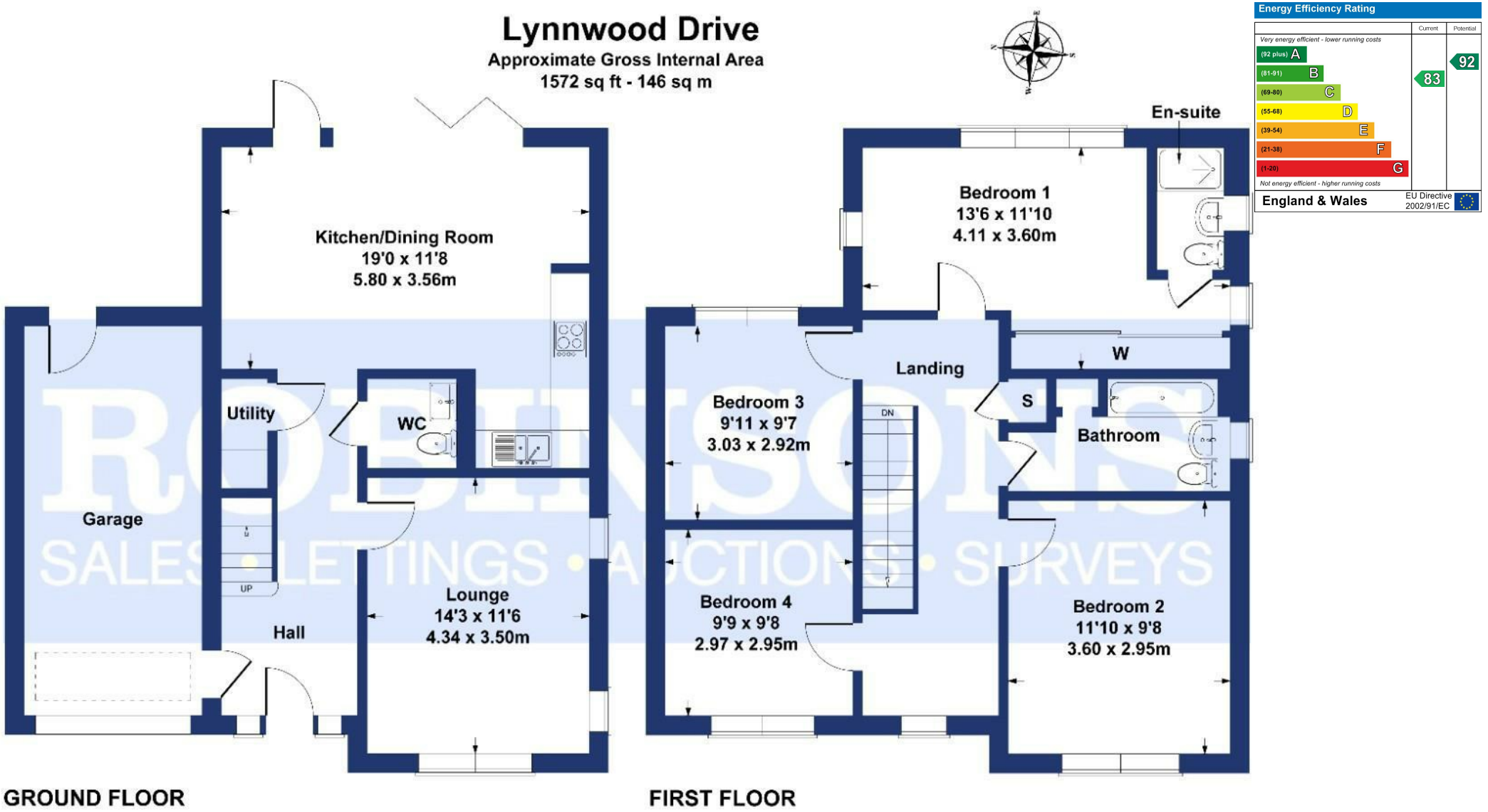
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £454.00 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Lynnwood Drive

Approximate Gross Internal Area
1572 sq ft - 146 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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