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31 WELLINGTON DRIVE  
WYNYARD | TS22 5QJ



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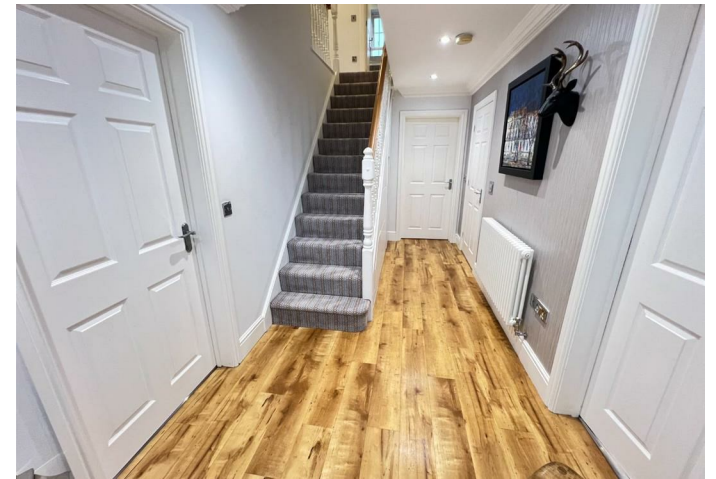
Nestled in the desirable location of Wellington Drive, Wynyard, Billingham, 31 Wellington Drive is a stunning four-bedroom house that has been thoughtfully upgraded by its current owners. This property is beautifully presented and offers a perfect blend of modern living and family accommodation, extending to nearly 1,800 square feet.

As you enter, you are greeted by Amtico flooring in the hall, leading you into an open plan living, dining, and kitchen area that is both stylish and functional. This space is designed for both entertaining and everyday family life, with distinct zones that allow for seamless interaction. The kitchen boasts pale grey timber units, complemented by elegant black granite worktops and a range cooker, making it a delightful space for culinary enthusiasts. The layout ensures that the cook can engage with family and guests while still enjoying their own space.

The property also features a comfortable lounge and a dedicated study at the front, providing additional areas for relaxation or work. Upstairs, you will find four well-proportioned bedrooms, including a master suite with built-in wardrobes and a contemporary en suite shower room. The family bathroom is conveniently located off the central landing, serving the remaining bedrooms.

Outside, the property is equally appealing, with a neat lawn and shrubs at the front, enclosed by estate fencing for added privacy. To the rear, there is a double garage and two parking spaces, ensuring ample room for vehicles.

This home is not just a property; it is a lifestyle choice, offering warmth, style, and practicality in a sought-after location. Whether you are entertaining guests or enjoying a quiet family evening, 31 Wellington Drive is a place you will be proud to call home.













## 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](mailto:info@robinsonswynyard.co.uk)

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Poor - Average

Tenure: Freehold

Council Tax: Durham County Council, Band G ( £4115 min)

Energy Rating: C

The property is subject to an annual community charge of £495.00 including VAT to cover security services and the maintenance of Wynyard public open spaces.

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 parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

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.























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





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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