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6 TULIP CLOSE  
WYNYARD | TS22 5UU

## 6 TULIP CLOSE WYNYARD | TS22 5UU

Nestled in the serene cul-de-sac of Tulip Close, Wynyard, this stunning four-bedroom house offers a perfect blend of modern elegance and family-friendly living. The striking double-fronted exterior, complemented by a beautifully landscaped front garden and a spacious driveway with single garage creates an inviting first impression.

Upon entering, you are welcomed by a bright, spacious hallway which leads to a large living room, filled with natural light from a charming bay window. This inviting space is ideal for both family gatherings and entertaining friends. An additional reception room top the front offers versatile options, whether as a study, snug or playroom.

The heart of the home is undoubtedly the open-plan kitchen and dining area. Featuring sleek modern units and premium integrated appliances, this space is perfect for everyday use and larger gatherings. The dining area, with its French doors opening onto the beautifully landscaped rear garden, allows for a seamless indoor-outdoor flow, ideal for summer entertaining or enjoying a quiet morning coffee. A separate utility with WC is a practical advantage.

To the first floor there are four generously sized double bedrooms, each providing a tranquil retreat. The impressive master bedroom features a large window overlooking the garden, built-in wardrobes, and a luxurious en-suite bathroom with a modern walk-in shower. The additional bedrooms are equally spacious, offering flexibility for children, guests, or even a home gym. Bedrooms 2 and 4 also have built in triple wardrobes. A modern family bathroom adds further luxury.

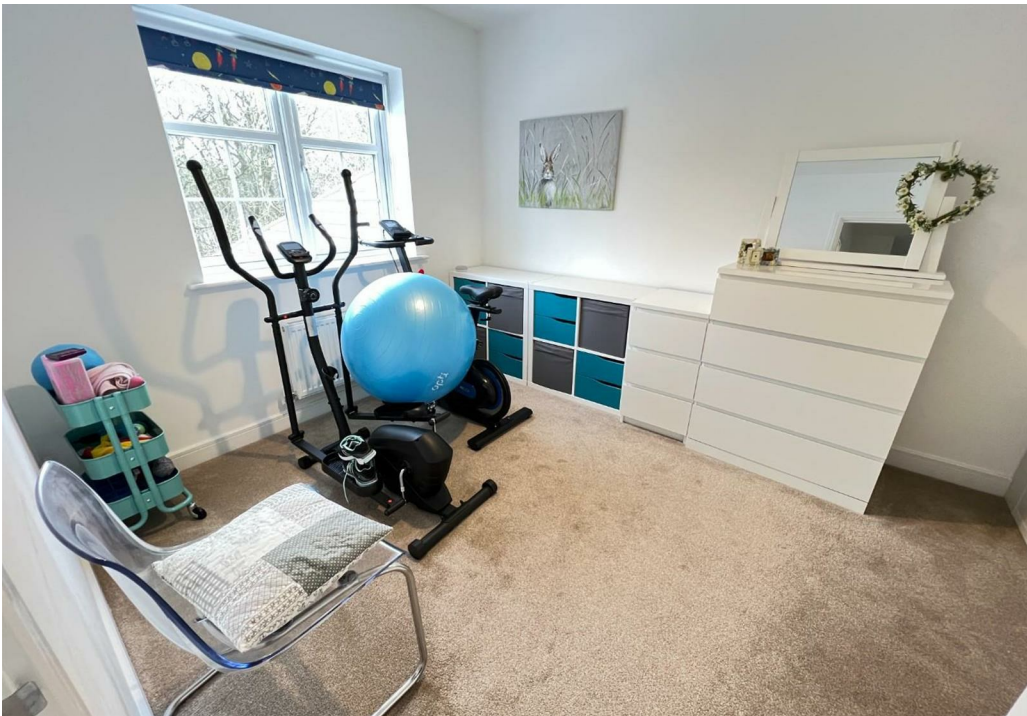
The outdoor space is a true gem, with a beautifully landscaped and private rear garden that balances lawn and patio areas, perfect for barbecues, playtime, or quiet relaxation.











#### CONTINUED

Welcome to Tulip Close, a stunning four-bedroom house nestled in the heart of Wynyard, Billingham. This property is not merely a residence; it embodies a lifestyle of comfort and elegance. Wynyard is renowned for its serene atmosphere and exclusive community, surrounded by beautiful mature woodlands that enhance its charm with a wealth of luxury amenities at your doorstep. The prestigious Wynyard Golf Club offers a perfect retreat for golf enthusiasts, while The Stables provides exquisite dining options for those special occasions. For everyday needs, local shops are conveniently located nearby, ensuring that all essentials are within easy reach.

The location is exceptionally well-connected, with excellent road links to Darlington, Stockton-on-Tees, and Middlesbrough, making commuting straightforward and efficient. Families will find the area particularly appealing due to its proximity to outstanding schools, which cater to the educational needs of children and contribute to the community's family-friendly atmosphere.

Built in 2021, this property has been constructed to the highest specifications, showcasing a perfect blend of luxury and practicality. The modern design and thoughtful layout make it an ideal choice for families seeking a contemporary living space in one of the North East's most prestigious communities.

#### 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 breath-taking 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 Wynyard

TEL:- 01740 645444

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

#### AGENTS NOTES

Council Tax: Hartlepool Council, Band F - Approx. £3609 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.

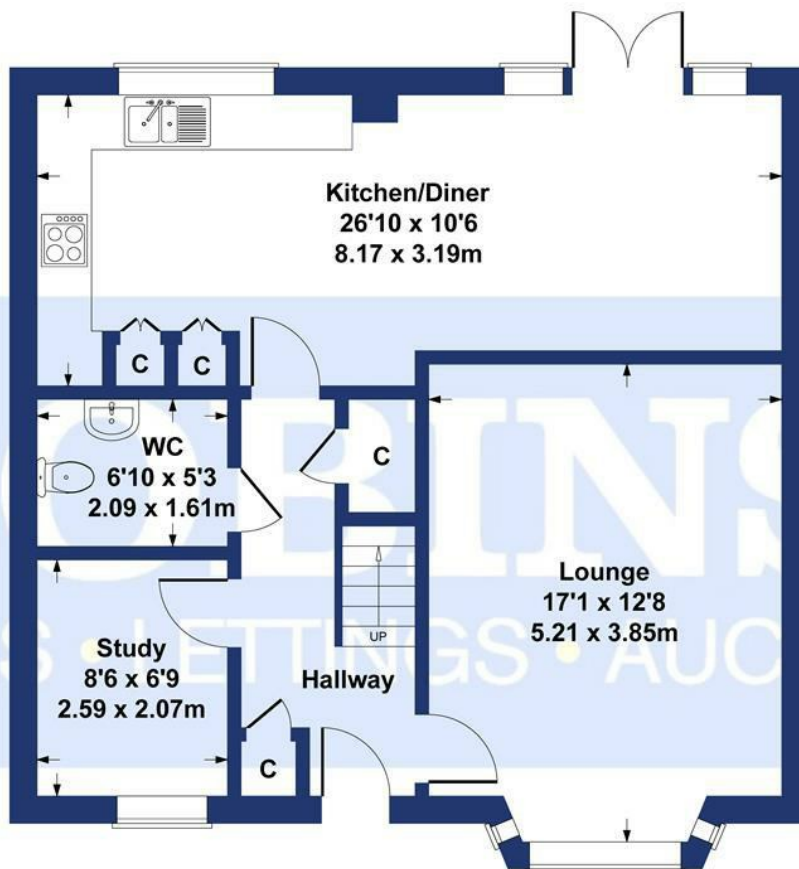
# Tulip Close

Approximate Gross Internal Area  
1561 sq ft - 145 sq m



Garage  
19'11 x 10'0  
6.08 x 3.05m

**GARAGE**



Kitchen/Diner  
26'10 x 10'6  
8.17 x 3.19m

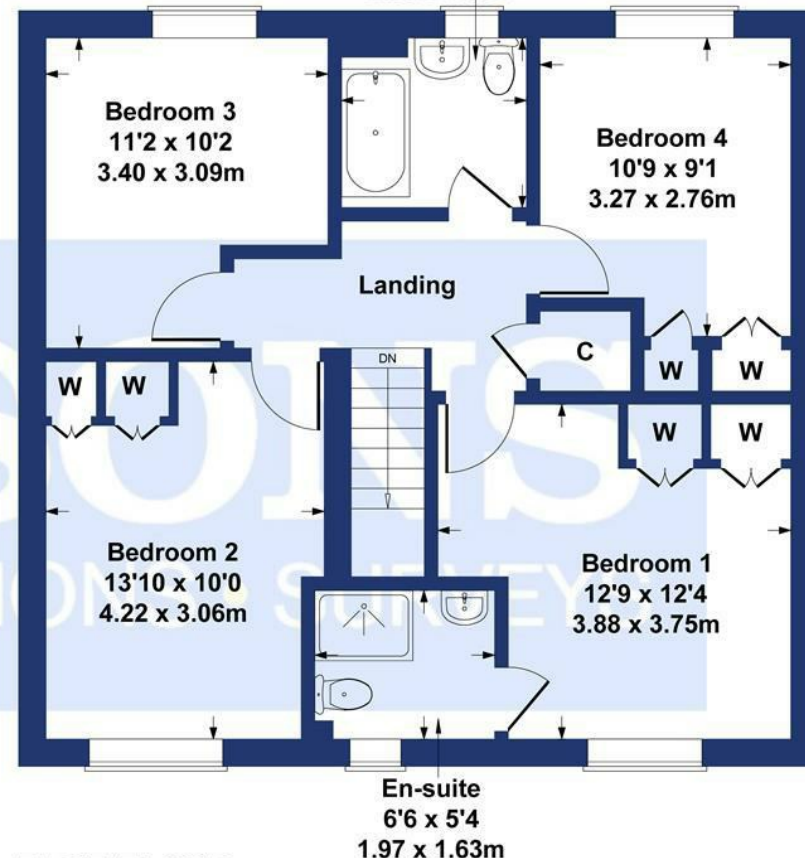
WC  
6'10 x 5'3  
2.09 x 1.61m

Study  
8'6 x 6'9  
2.59 x 2.07m

Hallway

Lounge  
17'1 x 12'8  
5.21 x 3.85m

**GROUND FLOOR**



Bedroom 3  
11'2 x 10'2  
3.40 x 3.09m

Bedroom 4  
10'9 x 9'1  
3.27 x 2.76m

Landing

Bedroom 2  
13'10 x 10'0  
4.22 x 3.06m

Bedroom 1  
12'9 x 12'4  
3.88 x 3.75m

En-suite  
6'6 x 5'4  
1.97 x 1.63m

Bathroom  
8'8 x 6'1  
2.03 x 1.86m

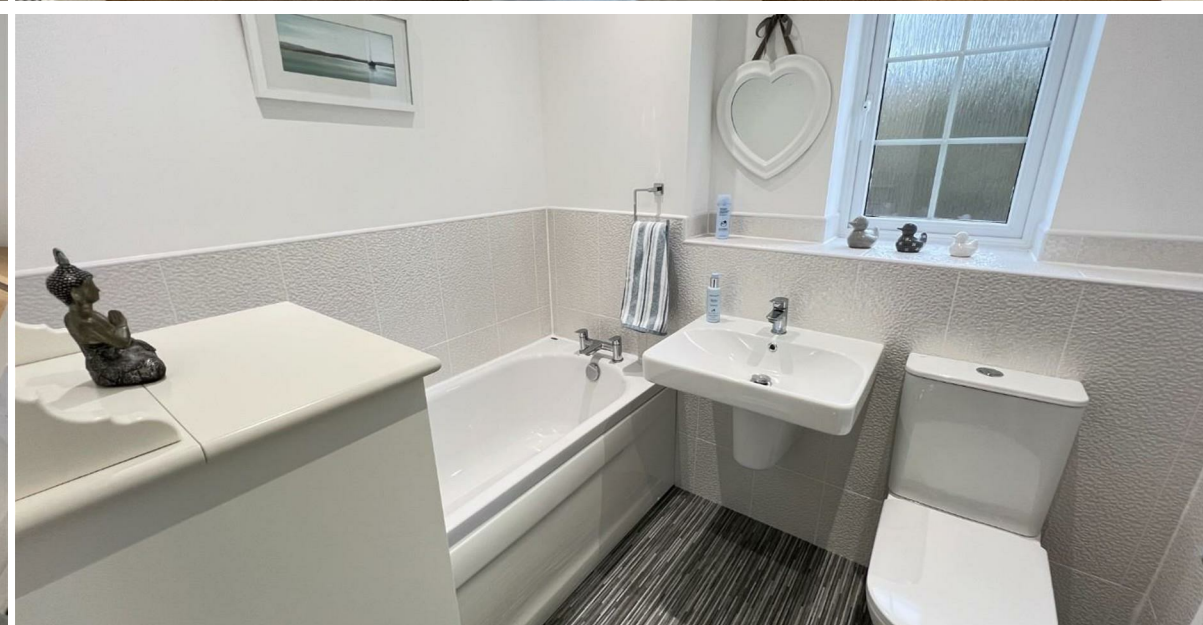
**FIRST FLOOR**

## 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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