

ROBINSONS

SALES • LETTINGS • REGENCY & RURAL



28 Chester Burn Road
Wynyard | TS22 5UF



Wynyard

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"NO ONWARD CHAIN"

Positioned on a lovely corner plot, this beautifully presented three-bedroom detached Charles Church home offers stylish and spacious living throughout. The ground floor features an inviting entrance hallway, cloaks/WC, and a generously proportioned lounge overlooking the front elevation. To the rear, the full-width open plan kitchen and dining area is fitted with contemporary white high-gloss units, contrasting worktops, a breakfast bar, and integrated appliances including a double oven, gas hob, fridge, freezer, and dishwasher. French doors lead from the dining area out to a delightful rear garden, while a practical utility room completes the ground floor. Upstairs, the spacious master bedroom boasts en-suite facilities, with two further bedrooms served by a modern family bathroom. Outside, the property enjoys established gardens to both the front and rear—the latter particularly impressive with its planted borders, full-width patio, and raised sun terrace, enjoying a private, non-overlooked aspect. Parking and a single garage are included, with village amenities and a Church of England primary school within close proximity.

The property is subject to an annual community charge of £525.00 including VAT to cover security services and the maintenance of public open spaces.'



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.

AGENTS NOTES:-

- * All main services
- * Gas fire central heating via radiators
- * UPVC double glazing
- * Freehold
- * Council Tax Band :- E Stockton
- * Freehold
- * EER 83B
- * Still under NHBC building certificate

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 should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided

The property is subject to an annual community charge of £525.00 including VAT to cover security services and the maintenance of public open spaces.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

VIEWINGS:-

VIA:- Robinsons Wynyard

TEL:- 01740 645444

EMAIL:- info@robinsonswynyard.co.uk

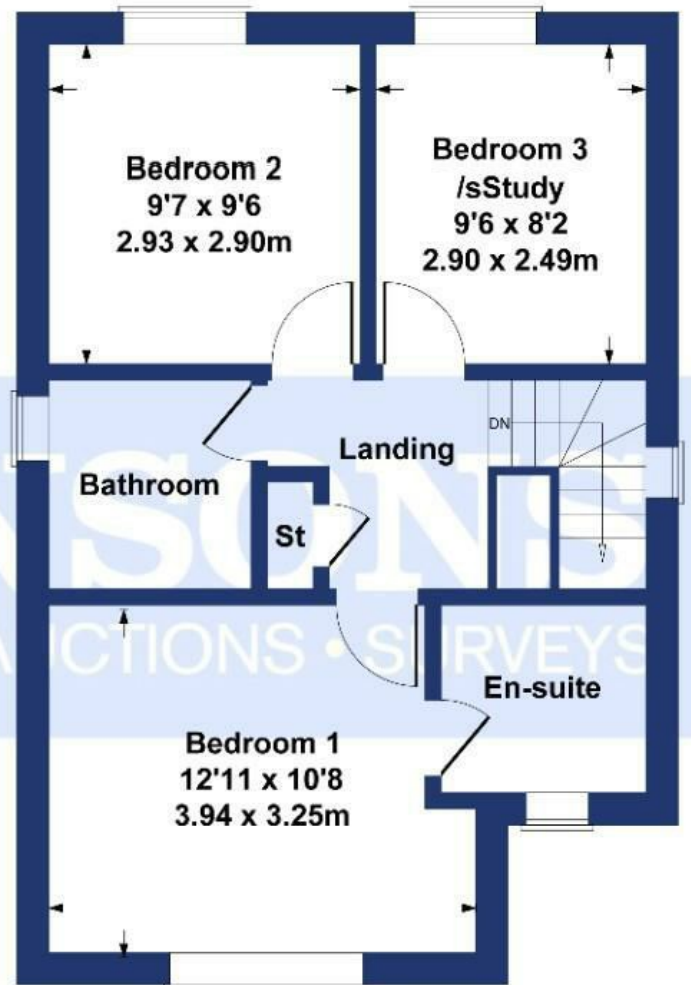


Chester Burn Road

Approximate Gross Internal Area
947 sq ft - 88 sq m



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.



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.