

ROBINSONS

SALES • LETTINGS • REGENCY & RURAL

12 LIPWOOD WAY
WYNYARD | TS22 5UG

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Occupying an attractive position, this impressive Charles Church ‘Marlborough’ design detached residence offers spacious, contemporary family living with four generous double bedrooms, two bath/shower rooms and beautifully maintained gardens. Built just two years ago and presented in excellent condition throughout, this superb home is offered with NO ONWARD CHAIN, making it ideal for buyers seeking a stylish, ready-to-move-into property.

Tastefully decorated in neutral tones, all flooring, curtains, blinds and light fittings are included in the sale, allowing buyers to simply move in and enjoy.

The welcoming hallway leads to a spacious lounge and separate formal dining room, providing versatile spaces for family living and entertaining. At the heart of the home is an impressive open-plan kitchen, breakfast and family room, featuring sleek high-gloss units, integrated appliances and two sets of French doors opening onto the rear garden. A separate utility room with external access and ground floor cloakroom complete the accommodation.

To the first floor are four generously proportioned double bedrooms, with both front-facing bedrooms comfortably accommodating king-sized beds, offering exceptional space and flexibility. The principal bedroom benefits from a contemporary en-suite shower room, whilst a stylish four-piece family bathroom serves the remaining bedrooms. Two useful landing cupboards provide additional storage.

Externally, the property boasts an attractive lawned front garden with established borders and a generous, beautifully maintained rear garden enjoying a delightful degree of privacy. Featuring a spacious lawn, mature planting, paved patio and additional seating area, it provides the perfect setting for outdoor dining and relaxation.

A double-width block-paved driveway offers ample parking and leads to a detached garage, completing this exceptional family home. Early viewing is highly recommended!
















EY
UP



























LOCATION

Wynyard is one of the North East's most exclusive locations, combining rural tranquillity with easy access to nearby urban centres. Set within attractive countryside, it offers a private, thriving community centred around a village pub, restaurant, store and scenic duck pond. Surrounded by mature landscaping, the area features extensive walking trails, bridleways and championship golf courses, with the North York Moors and Cleveland Hills close by and excellent road links via the A19 to Middlesbrough, Durham and Sunderland.

VIEWINGS

Via Robinsons Regency & Rural
Tel: 01740 645444
Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

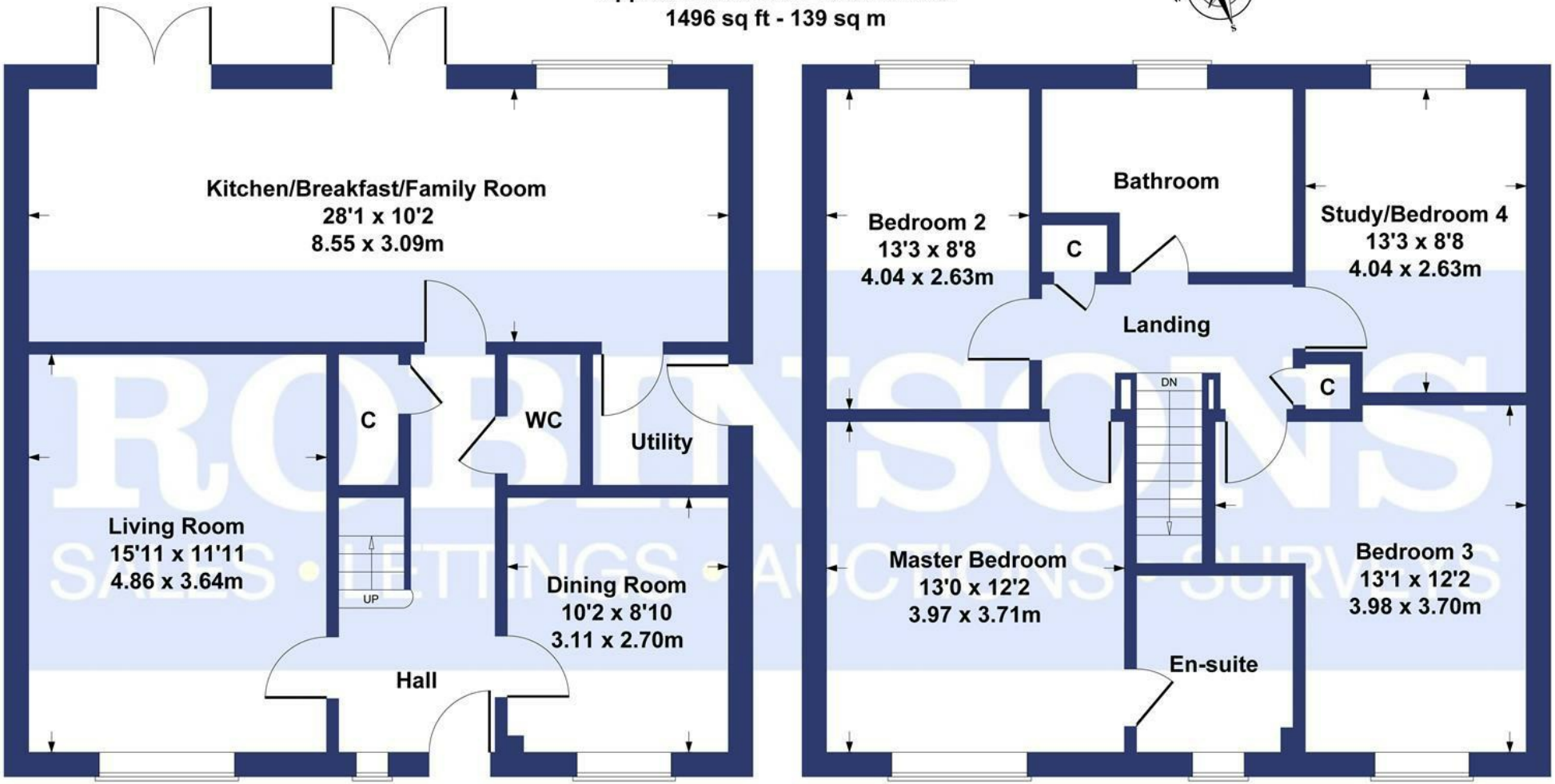
Council Tax: Stockton Council, Band F - Approx. £3715.25 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains metered
Sewerage – 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 – none
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.
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 0ut these checks.
*The property is subject to an annual community charge of £525 including VAT to cover security services and the maintenance of Wynyard public open spaces.

Lipwood Way

Approximate Gross Internal Area
1496 sq ft - 139 sq m



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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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