Chester Burn Road, Wynyard, TS22 5UF
5 Bed - House - Detached
£460,000

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Chester Burn Road
Wynyard, TS22 5UF

34 Chester Burn Road is an outstanding detached family residence, occupying a prime position within the prestigious Wynyard Estate and offering beautifully balanced accommodation extending across two impeccably designed floors. Combining elegant interiors with exceptional family living, this remarkable home delivers both style and substance in equal measure.

A welcoming reception hall sets the tone for the accommodation beyond, where generous proportions and an abundance of natural light create an immediate sense of space. At the heart of the home lies a stunning open-plan kitchen and family room, thoughtfully designed for modern living, with French doors opening onto the landscaped rear garden to provide a seamless connection between inside and out. Equally impressive, the elegant dual-aspect living room enjoys garden views and its own French doors, creating a refined yet inviting space in which to relax or entertain.

A separate formal dining room offers exceptional versatility, equally suited to sophisticated dinner parties, a stylish home office or an intimate family snug. Completing the ground floor are a practical utility room with external access, a guest cloakroom and excellent integrated storage.

The first floor continues to impress with a luxurious principal suite featuring a contemporary en-suite shower room, complemented by four further beautifully proportioned bedrooms and a stylish family bathroom finished to an exceptional standard. The fifth bedroom offers complete flexibility, ideal as a nursery, dressing room, home office or creative studio.

Perfectly suited to discerning buyers seeking a home of distinction, 34 Chester Burn Road combines timeless design with everyday practicality in one of the North East's most exclusive residential addresses. This is a home designed for effortless family living, elegant entertaining and creating lasting memories in an exceptional setting.

EPSON

LOVE

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

AGENTS NOTES

Council Tax: Stockton Council, Band G - Approx. £4316 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

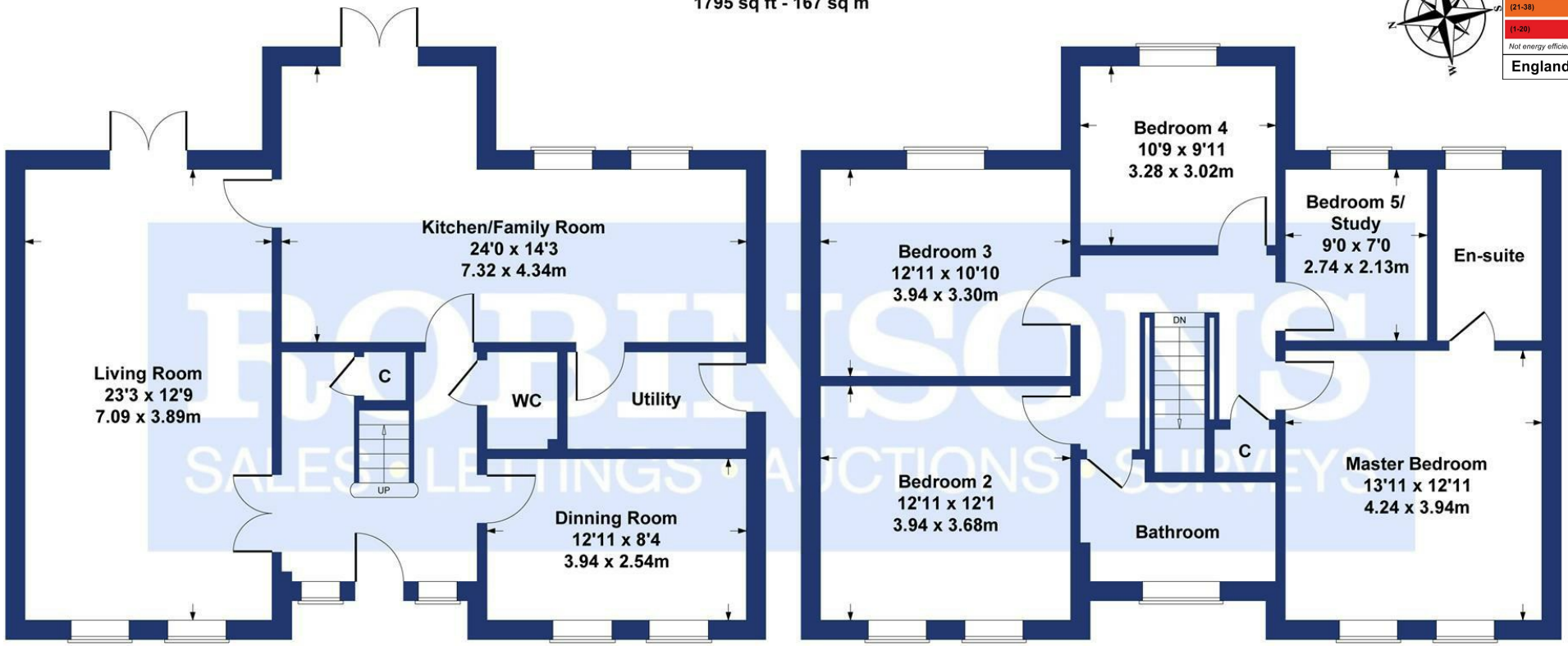
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
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.
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.

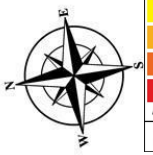
NB: The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

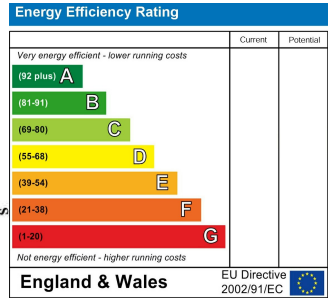
Chester Burn Road

Approximate Gross Internal Area
1795 sq ft - 167 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.

Produced by Potterplans Ltd. 2025

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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