



Wellington Drive, Wynyard, TS22 5QJ  
5 Bed - House  
£570,000

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## Wellington Drive Wynyard, TS22 5QJ

Nestled on a desirable corner plot at 32 Wellington Drive, Wynyard, this impressive detached family home offers a perfect blend of space, style, and modern living. With five well-appointed bedrooms and three reception rooms, this property is designed to accommodate family life and entertaining with ease.

Upon entering, you are greeted by a grand porch that leads into a welcoming reception hallway. To the right, the generous lounge boasts a charming feature fireplace, elegant timber flooring, and wooden shutters, creating a warm and inviting atmosphere. The dining room mirrors this sophistication, making it an ideal setting for family gatherings. At the heart of the home lies the open plan dining kitchen, a superb space for both cooking and entertaining. Fitted with beautiful French oak units, granite worktops, and quarry tile flooring, this kitchen is equipped with a range cooker, an American-style fridge freezer, and a peninsula breakfast bar, ensuring it meets all your culinary needs. French doors provide seamless access to the enclosed rear garden, enhancing the indoor-outdoor flow.

The first floor features four spacious double bedrooms, each stylishly presented, alongside a single bedroom. The master suite is a true retreat, complete with an upgraded en suite shower room and a dressing area with fitted wardrobes. The second bedroom also benefits from its own en suite, while the family bathroom is thoughtfully designed with both a separate shower and bath.

For those who work from home, a pleasant study with sliding doors opens onto a Juliet balcony, offering a serene workspace. The outdoor areas have been beautifully landscaped, featuring a large driveway and parking for two vehicles, leading to a double garage with electric doors. The rear garden is securely fenced and low-maintenance, providing two patio areas for relaxation and enjoyment.

This exceptional property is a home that promises comfort, elegance, and a lifestyle of convenience.























#### 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 Wynyard

Tel: 01740 645444

#### AGENTS NOTES

Council Tax: Hartlepool Council, Band G - Approx. £4115 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

The property is subject to a community charge of £525.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringe





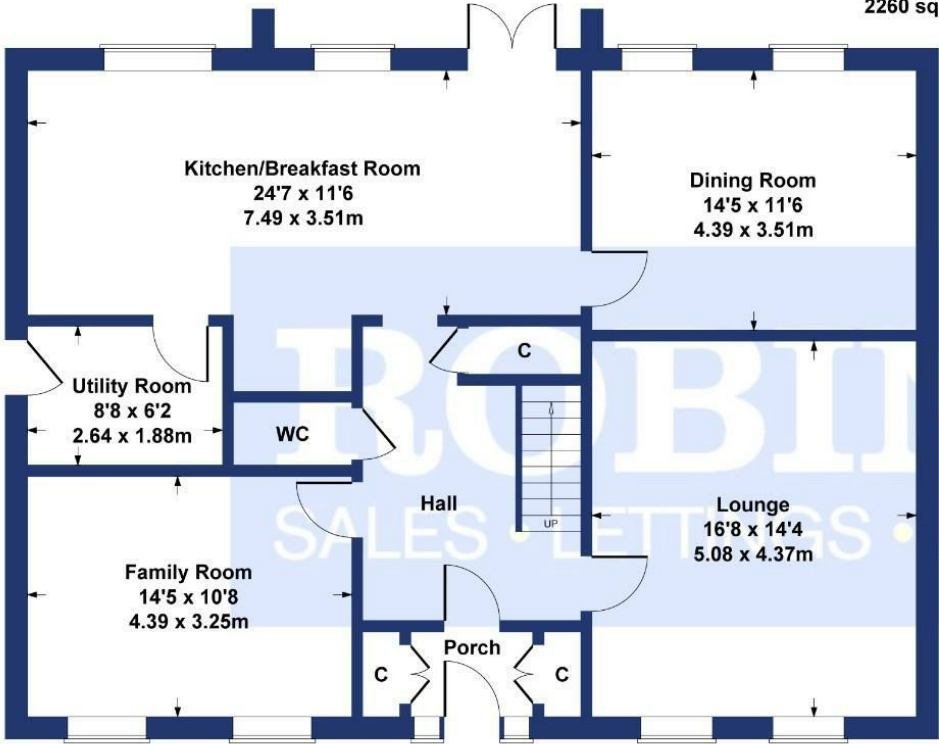


# 32 Wellington Drive

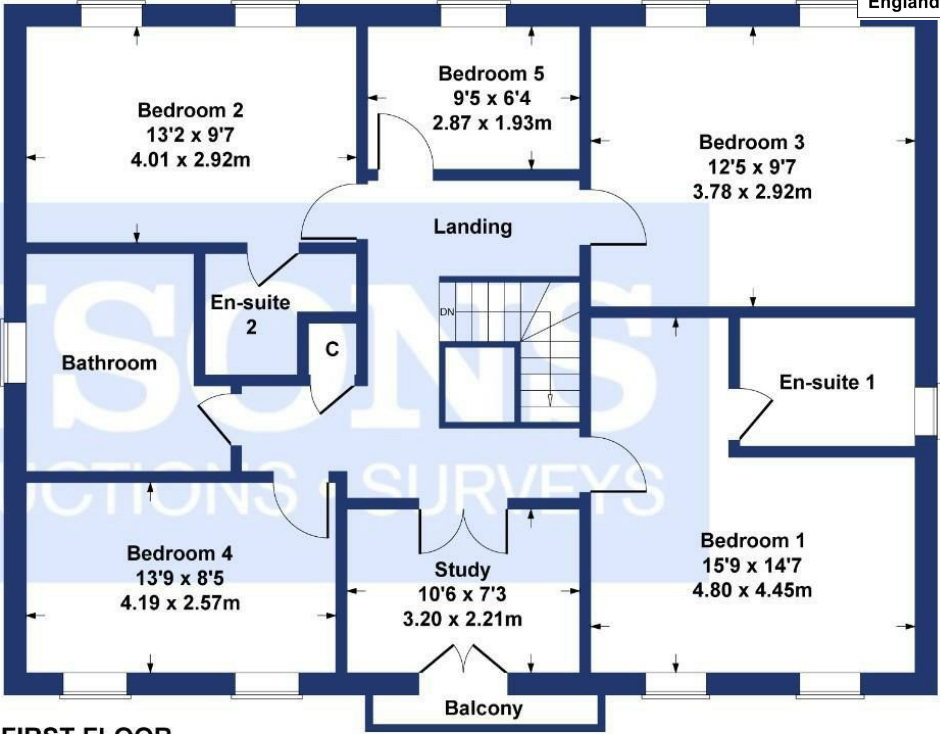
Approximate Gross Internal Area  
2260 sq ft - 210 sq m



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



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. 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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