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36 WELLINGTON DRIVE  
WYNYARD | TS22 5QJ

# 36 WELLINGTON DRIVE

## WYNYARD | TS22 5QJ

Nestled in the prestigious Wynyard Village, this impressive detached family home on Wellington Drive offers a perfect blend of space, comfort, and modern living. Built by Charles Church to the esteemed 'Malham' design, this property is a true gem, boasting four/five well-proportioned bedrooms and three bathrooms, making it ideal for family life.

As you enter, you are greeted by a welcoming vestibule that leads into a spacious entrance hall adorned with stylish Karndean flooring. The ground floor features three generous reception rooms, including a bright lounge and an elegant dining room at the front, alongside a delightful family room and a contemporary breakfasting kitchen at the rear. A convenient utility room and a guest WC complete this level, ensuring practicality for everyday living.

The first floor is equally impressive, offering four to five bedrooms, two of which benefit from en-suite facilities. The master bedroom is particularly noteworthy, featuring a superbly designed walk-in dressing room that must be seen to be believed. Additionally, a study with a charming Juliet balcony provides a perfect space for work or relaxation.

Externally, the property is set within beautifully landscaped gardens, with spacious lawns to both the front and rear. The rear garden is a tranquil retreat, featuring a well-maintained lawn, a paved patio with an arbor, perfect for outdoor entertaining. The property also includes a double-width block-paved driveway leading to a double garage, providing ample parking for two vehicles.

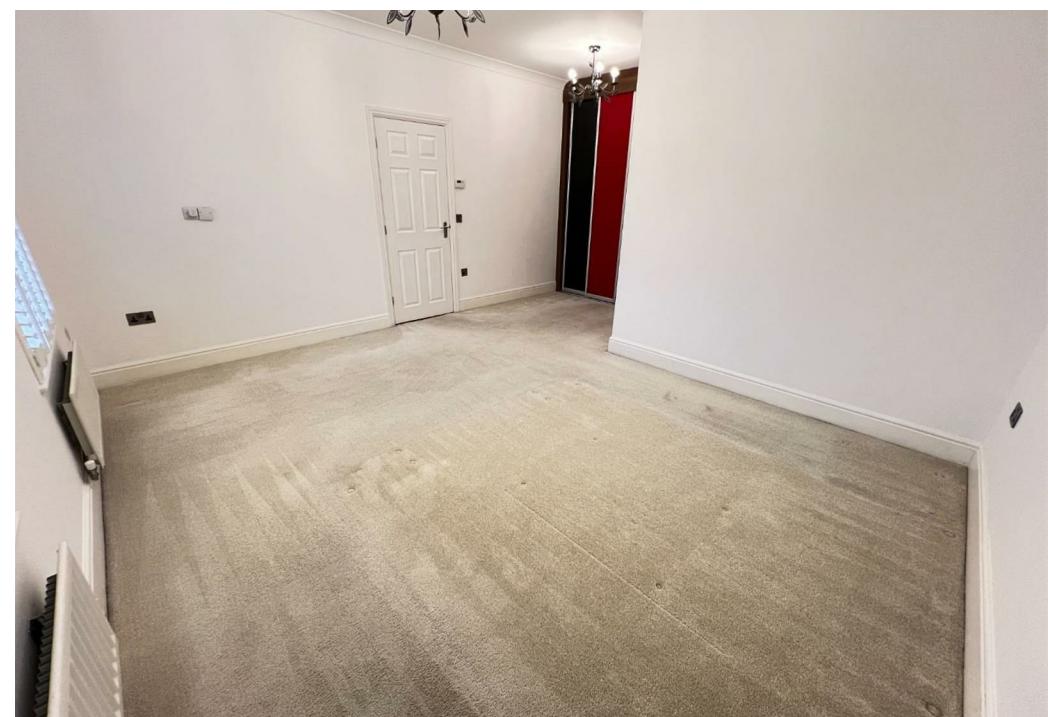
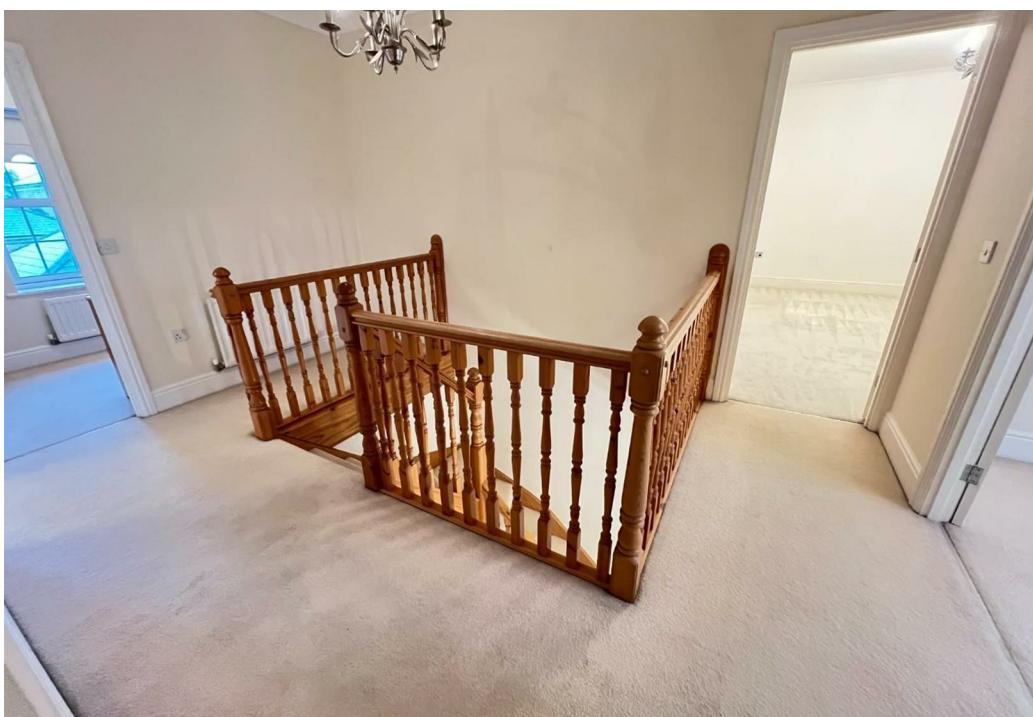
With no onward chain, this home is ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this stunning property your own in the sought-after Wynyard Village.



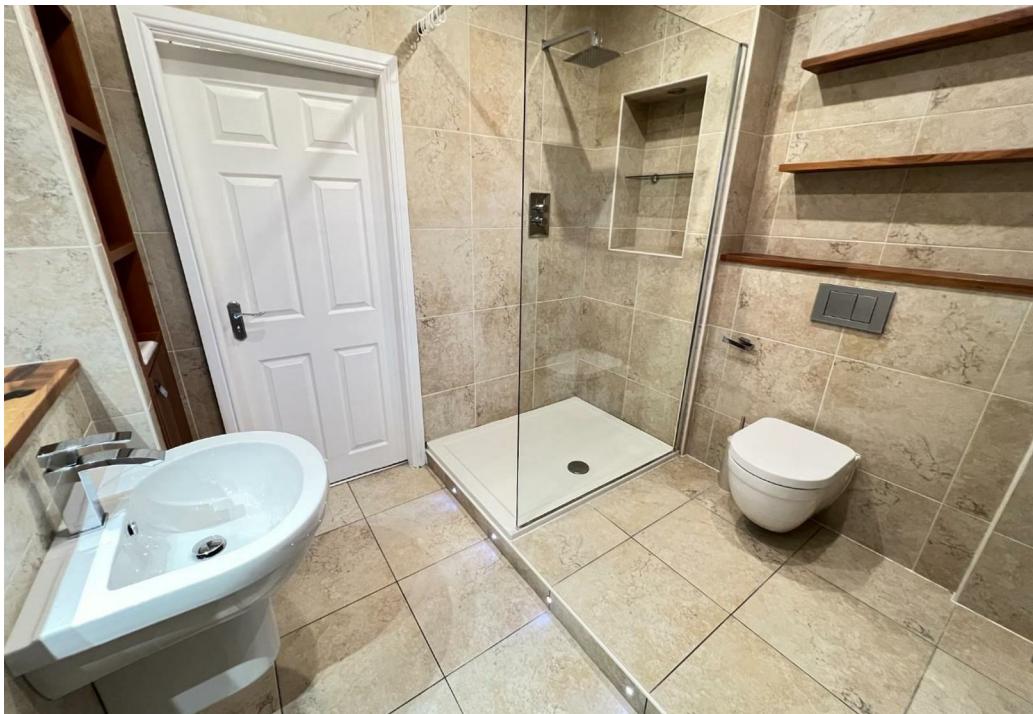
















#### AGENTS NOTES

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 £30 (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

#### 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 Regency & Rural

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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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