

Silverbirch Close, Wynyard, TS22 5UY
3 Bed - House - Detached
£290,000

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Silverbirch Close
Wynyard, TS22 5UY

STUNNING THREE BEDROOM DETACHED HOME – BEAUTIFULLY PRESENTED THROUGHOUT – FABULOUS OPEN-PLAN KITCHEN/DINER – THREE BEDROOMS WITH FITTED WARDROBES – GENEROUS REAR GARDEN – GARAGE & DRIVEWAY!

Occupying a desirable position within the prestigious Wynyard Estate, this beautifully presented three bedroom detached residence offers an exceptional blend of contemporary style, comfort and practicality, making it the perfect choice for modern family living.

Immaculately maintained throughout, the property welcomes you into a stylish and inviting lounge, providing a wonderful space to relax and unwind, with a staircase leading to the first floor. The true heart of this impressive home is the stunning open-plan kitchen and dining area, beautifully enhanced by a striking mirrored glass feature wall which creates a wonderful sense of light and space. Double doors open directly onto the rear garden, providing the perfect setting for entertaining and effortless indoor-outdoor living. A separate utility room with garden access and a convenient ground floor cloakroom complete the accommodation.

To the first floor are three generously proportioned bedrooms, all benefiting from fitted wardrobes. The impressive master bedroom boasts a walk-in wardrobe area and a stylish en-suite featuring a spacious walk-in dual shower. The remaining bedrooms are served by a contemporary family bathroom, complete with a bath and waterfall shower.

Externally, the property continues to impress with a generous enclosed rear garden, predominantly laid to lawn with a delightful patio seating area, ideal for alfresco dining, summer entertaining and family enjoyment. To the front, a driveway provides ample off-street parking alongside a garage.

Situated within one of the region's most sought-after residential locations, this superb home enjoys the exceptional lifestyle Wynyard has to offer, with beautiful woodland walks, village amenities and excellent access to major transport links


















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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 breath-taking 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
Tel: 01740 645444
Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Hartlepool Council, Band E - Approx. £3129 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 – 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 £454.00 including VAT to cover security services and the maintenance of Wynyard public open spaces.



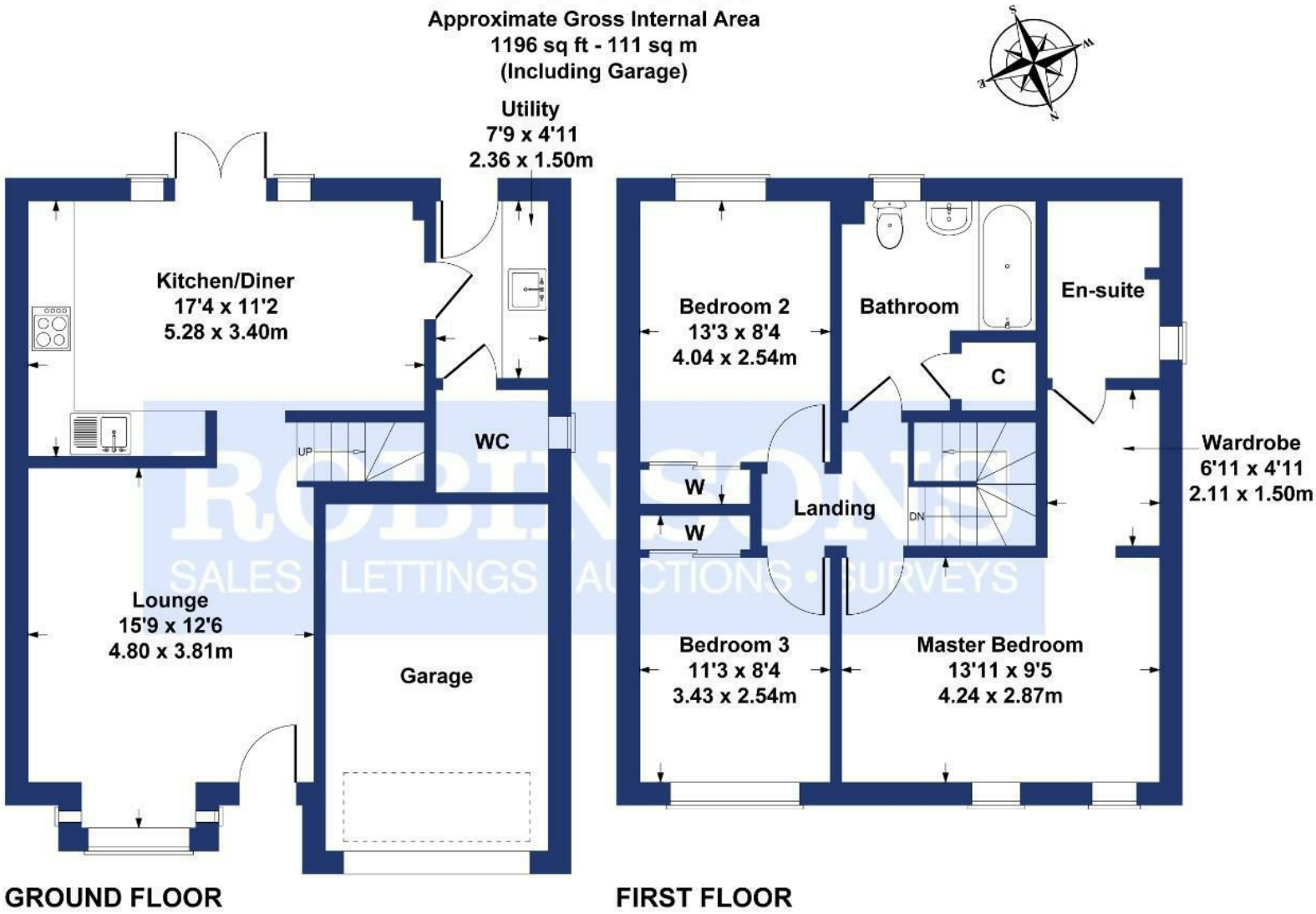




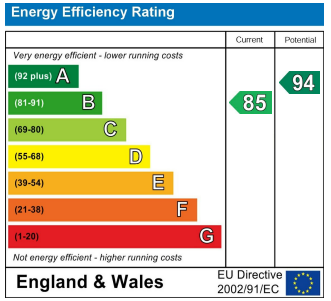


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Approximate Gross Internal Area
1196 sq ft - 111 sq m
(Including Garage)



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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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