**Buttercup Avenue, Wynyard, TS22 5GY**
**4 Bed - House - Detached**
**Offers In The Region Of £375,000**

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# Buttercup Avenue
# Wynyard, TS22 5GY

**A Superb Family Home in the Heart of Wynyard ** Sold with No Onward Chain**

Nestled within the prestigious Wynyard development, Buttercup Avenue is a beautifully presented four-bedroom detached family home, combining stylish modern living with generous proportions and an enviable location.

From the moment you step inside, a welcoming sense of space and sophistication is immediately apparent. Two versatile reception rooms provide the perfect setting for both relaxed family life and entertaining guests, offering flexibility to suit your lifestyle.

At the heart of the home is the impressive open-plan kitchen and dining area. Beautifully appointed with modern appliances and sleek countertops, this is a space designed for both everyday living and entertaining. Whether enjoying a quiet family breakfast or hosting friends, the seamless layout creates a wonderfully sociable environment.

Upstairs, four well-proportioned bedrooms provide excellent accommodation. The spacious principal bedroom benefits from an abundance of natural light and a stylish private en-suite, creating a peaceful retreat at the end of the day.

Outside, the beautifully maintained, mainly south facing garden offers a private and tranquil space to relax, entertain or indulge your gardening ambitions. Completing this exceptional home is a substantial detached double garage and an expansive driveway, providing excellent parking and storage.

Wynyard is renowned for its desirable lifestyle, excellent schools and strong community, while local amenities, the picturesque village and Wynyard Hall are all close at hand.

Combining contemporary comfort, generous living space and an outstanding setting, Buttercup Avenue presents a fantastic opportunity to enjoy the very best of Wynyard living.

Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

## 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

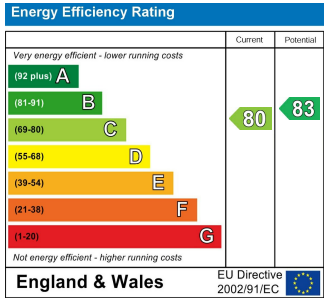
Council Tax: Hartlepool Council, Band F - Approx. £3698 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (metered)
Sewerage – 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.




# Buttercup Avenue

**Approximate Gross Internal Area**
**1923 sq ft - 179 sq m**

GARAGE 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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