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8 SILVERBIRCH CLOSE
WYNYARD | TS22 5UY

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Situated in the exclusive, gated Wynyard Park development, this stunning 4-bedroom detached home delivers exceptional style, space and contemporary living in one of the region's most sought-after addresses. Surrounded by beautiful woodland and benefiting from on-site boutique retail, leisure facilities and a vibrant community, this is aspirational living at its best.

From the moment you step inside, the impressive entrance hallway sets the tone. The oak return staircase with modern glazed balustrade, striking feature mirror wall and polished marble flooring create a truly grand first impression. A stylish cloakroom/WC and useful storage complete this elegant space.

The showstopping open-plan Kitchen/Dining Room spans the entire rear of the home – the ultimate hub for family life and entertaining. Oversized French doors flood the room with natural light and open onto the patio and garden. The high-spec kitchen boasts sleek cabinetry, fully integrated appliances, wine cooler and a large peninsula island with hob and bar seating. A generous Utility Room adds practicality with extra storage and rear access.

The spacious Living Room is a luxurious retreat featuring a beautiful bay window and a bespoke media wall with inset fireplace and ambient lighting – perfect for cosy evenings in.

Upstairs, the galleried landing leads to four excellent bedrooms. Both the Principal and Second bedrooms enjoy hotel-style double-shower ensembles, while the contemporary family bathroom continues the premium finish.

Outside, the kerb appeal is exceptional – manicured lawn, smart metal fencing and a multi-car block-paved driveway leading to the integral garage. The large, private rear garden offers superb scope to landscape or personalise to your lifestyle.

Set in a hugely popular location with excellent access to shops, schools and transport links, this is a rare opportunity to secure a high-end family home of outstanding quality.











LOCATION

Wynyard itself offers amenities and attractions. Wynyard Primary School provides top-tier education, while the nearby Wynyard Hall beckons with its opulent gardens. Long walks, ideal for your four-legged friends extend along the Castle Eden walkway or a trip to the coast is approximately 7 miles away. Convenient access to major transport links ensures seamless connectivity to nearby towns and cities, as well as the broader region.

VIEWINGS

Via Robinsons Wynyard.

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Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Durham County Council, Band F

Tenure: Freehold

Property Construction – Standard, non-traditional

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 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 – being applied for - NA

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.

The property is subject to an annual community charge of £420.00 including VAT to cover security services and the maintenance of public open spaces.

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.

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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