ROBINSONS
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13 LAVENDER LANE
WYNYARD | TS22 5GX

# 13 LAVENDER LANE
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Nestled in a superb position at the head of a cul de sac on the desirable Lavender Lane, Wynyard, this stunning detached executive family home offers a perfect blend of modern living and comfort. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by three versatile reception rooms, providing ample space for relaxation, entertainment, or family gatherings. The heart of the home is the open-plan kitchen, dining, and living area, which is designed for both functionality and style. The kitchen is equipped with high-quality integrated appliances, making it a joy for any home chef. A convenient utility room and a well-placed WC complete the ground floor, ensuring practicality for everyday living.

The first floor boasts Five generously sized bedrooms, including two with en-suite bathrooms, offering privacy and comfort for family members or guests, and a well proportioned single room. A well-appointed family bathroom serves the remaining bedrooms, ensuring that everyone has their own space.

The property is finished to an exceptionally high standard throughout, showcasing modern design and attention to detail. Outside, you will find a private, enclosed rear garden, perfect for outdoor entertaining or simply enjoying a quiet moment in nature. The front of the house features well-maintained lawned gardens, enhancing the overall curb appeal.

For those with vehicles, the property includes a double garage and a driveway that accommodates up to four cars, complete with an EV charging point for electric vehicle owners. This home truly offers everything a modern family could desire, combining luxury, convenience, and a welcoming atmosphere. Don’t miss the opportunity to make this exceptional property your new home.

LEVEL
UP

## AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Via radiators
Broadband: Basic 5 Mbps, Superfast 48 Mbps, Ultrafast 1000 Mbps
Tenure: Freehold
Local Authority : Hartlepool
Council Tax Band: G (£3967 min)
Energy Rating: B
Flood risk: Very low

The property is subject to a community charge of £395 per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning
Material Information should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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.

## LOCATION

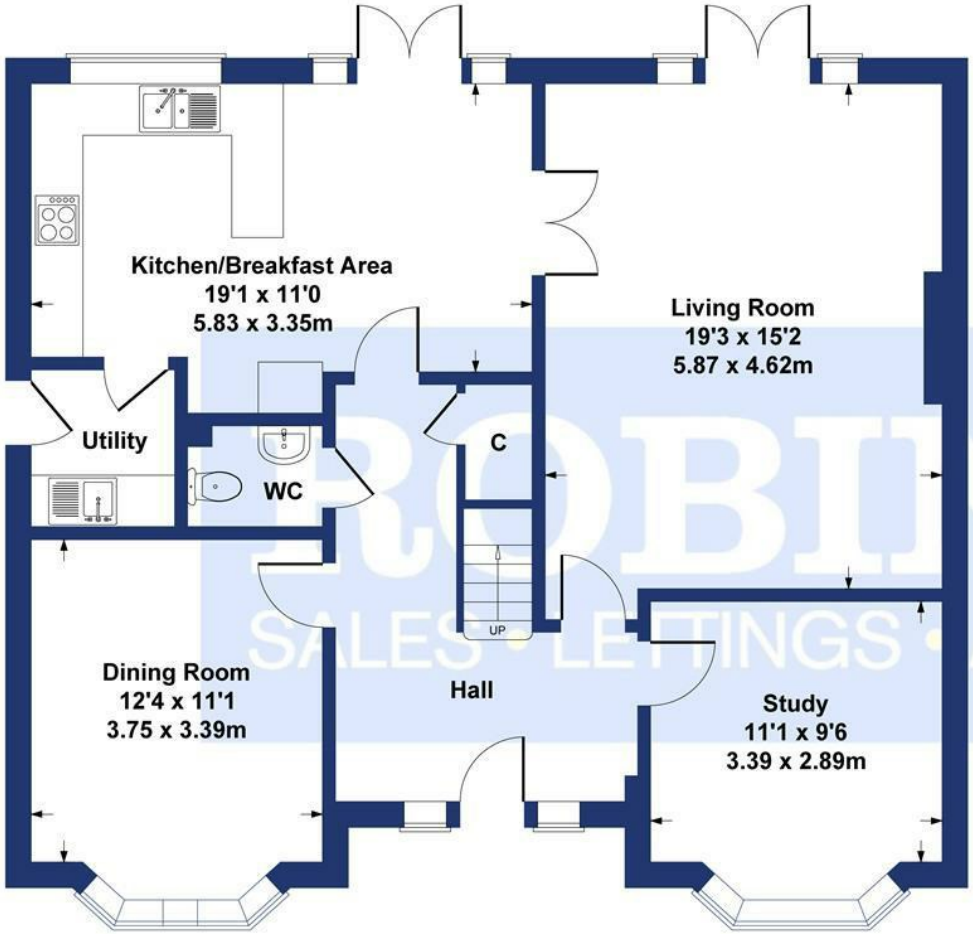
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard 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

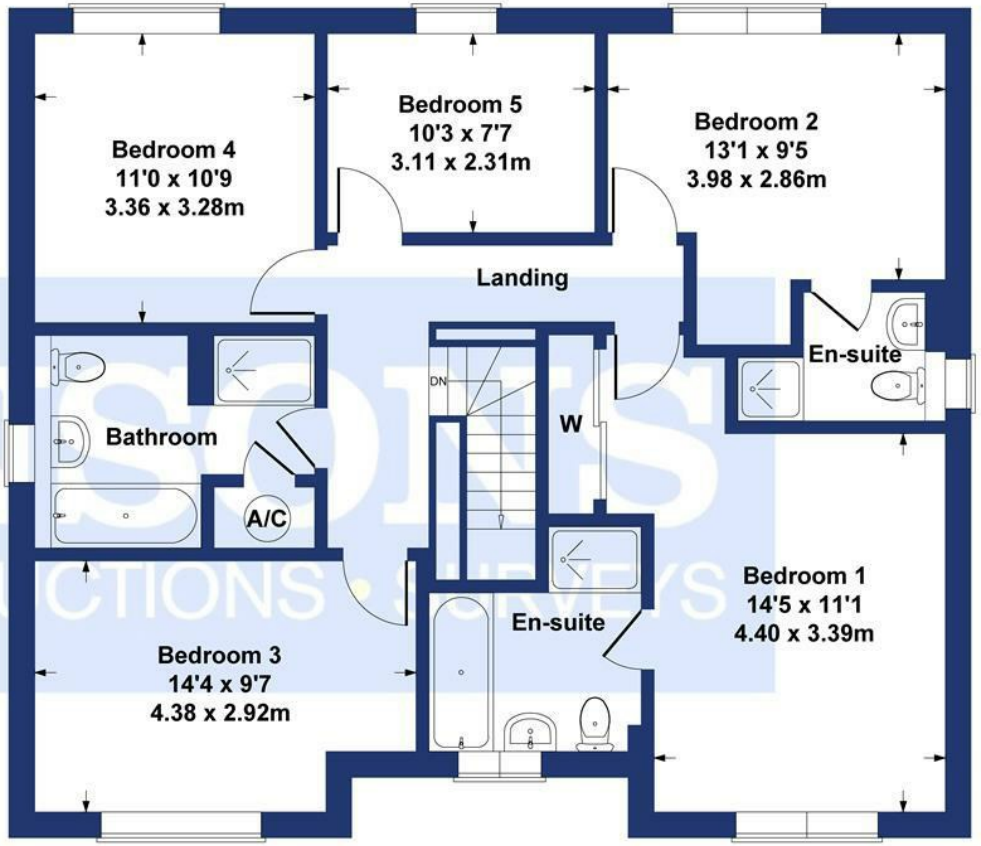
VIA:- Robinsons Wynyard
TEL::- 01740 645444
EMAIL:- info@robinsonswynyard.co.uk

# Lavender Lane

**Approximate Gross Internal Area**
**2024 sq ft - 188 sq m**




**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. 2025

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.

Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

info@robinsonswynyard.co.uk