Bloomfield Drive, Wynyard, TS22 5FA
4 Bed - House - Detached
£285,000

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Bloomfield Drive
Wynyard, TS22 5FA

A Lovely Four-Bedroom Family Home in the Heart of Wynyard Garden Village

Situated in the highly sought-after Wynyard Garden Village, this fabulous four-bedroom detached family home offers stylish contemporary living, generous accommodation and a beautifully presented interior. Competitively priced and ready to impress, we highly recommend an early viewing.

Stepping inside, the welcoming and naturally light entrance hall sets the tone for this charming home. The attractive reception room features a large window, creating a bright and inviting space to relax and unwind.

At the heart of the property is the stylish contemporary kitchen, fitted with a range of modern appliances and offering ample space for dining. French doors provide direct access to the south-facing rear garden, creating a fantastic connection between the indoor and outdoor living spaces. A well-appointed separate utility room, with additional garden access, adds further practicality, while a downstairs WC and integral garage complete the ground floor.

Upstairs, the property boasts four generously proportioned double bedrooms, including a principal bedroom with modern en-suite facilities, alongside a further contemporary family bathroom.

Externally, the home benefits from a private south-facing garden, ideal for enjoying sunny days, together with ample off-street parking for multiple vehicles.

Further highlights include double glazing throughout, excellent energy efficiency and an integral garage, making this an appealing choice for modern family life.

With its sought-after Wynyard location, stylish accommodation and excellent range of features, 30 Bloomfield Drive is a home that deserves to be viewed to be fully appreciated.

Kitchen Notes
MON
TUE
WED
THU
FRI
SAT
SUN

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
Tel: 01740 645444
Email: info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Stockton Borough Council, Band E - Approx. £3165 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 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 – N/a
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

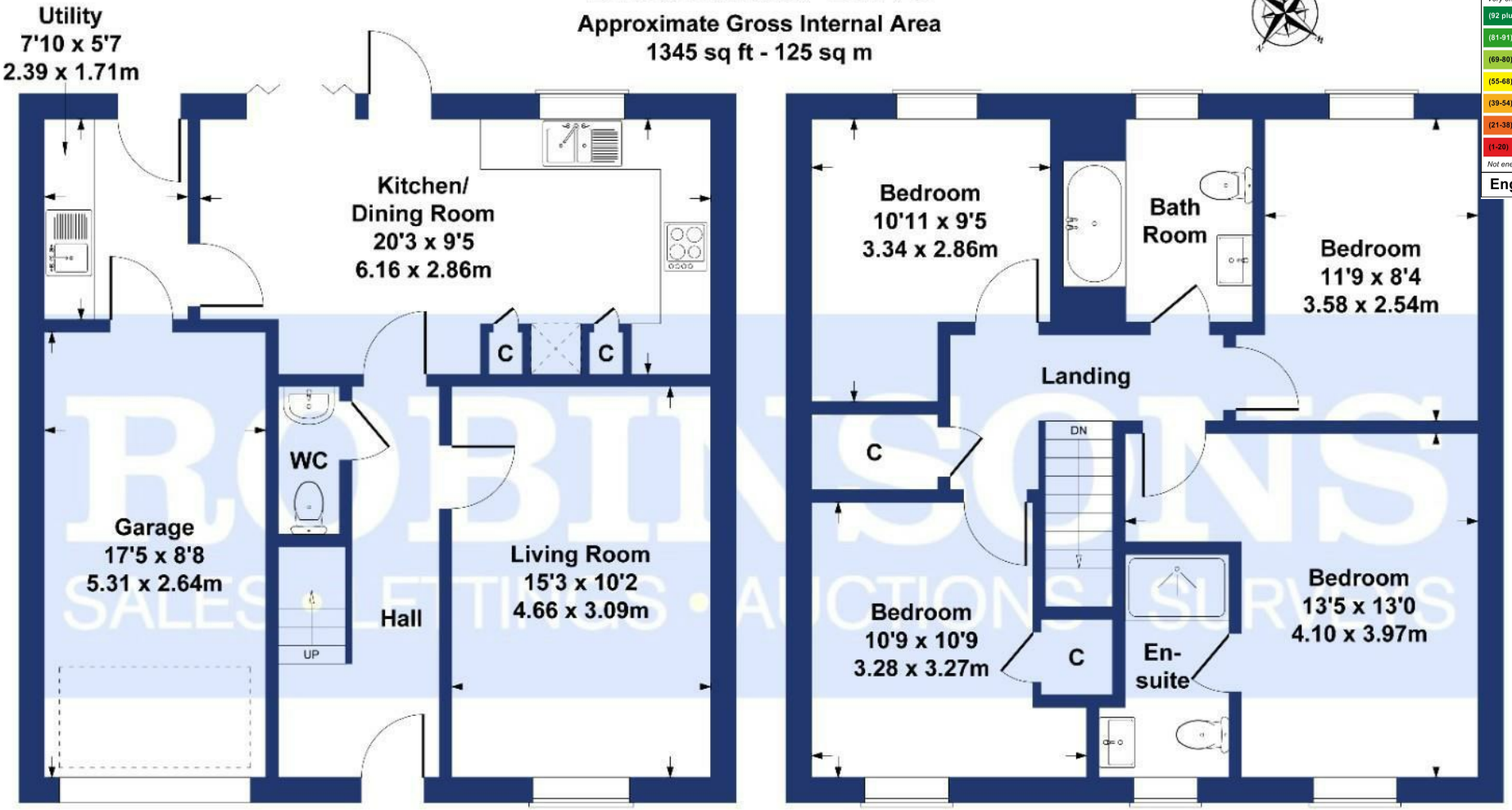
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £454.00 including VAT to cover security services and the maintenance of public open spaces.

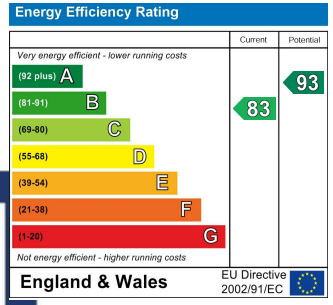
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Bloomfield Drive

Approximate Gross Internal Area
1345 sq ft - 125 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. 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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