



**ROBINSONS**  
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14 ATTENBOROUGH WAY  
WYNYARD | TS22 5JR

# 14 ATTENBOROUGH WAY WYNYARD | TS22 5JR

Nestled on Attenborough Way in the sought-after area of Wynyard, this exquisite four-bedroom detached family home is a true gem, recently built to the elegant Meriden design by David Wilson Homes. The property is presented to an impeccable showroom standard, making it an ideal choice for contemporary family living.

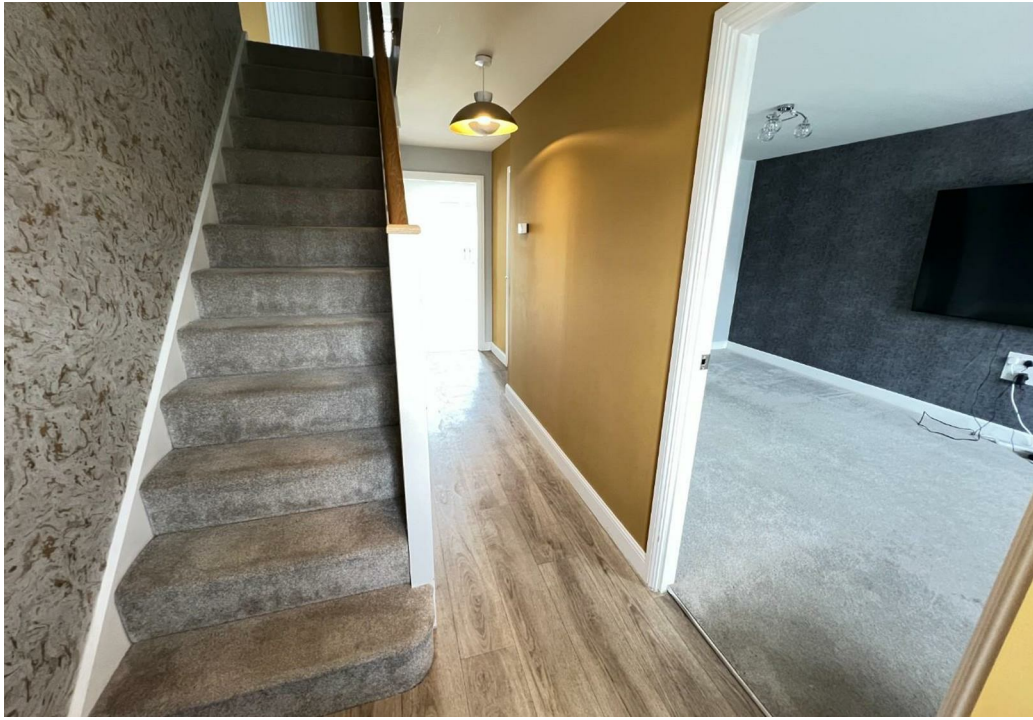
Upon entering, you are greeted by a spacious lounge, enhanced by a charming bay window that allows natural light to pour in, creating a warm and inviting atmosphere. At the rear, the open-plan dining kitchen is a highlight of the home, featuring a stylish array of modern units, contrasting work surfaces, and a full suite of integrated appliances. The bay area, complete with French doors, opens seamlessly onto the rear garden, making it perfect for entertaining guests or enjoying family gatherings. A separate utility room adds an extra layer of convenience to daily life.

Venturing upstairs, the master bedroom is a tranquil retreat, complete with fitted wardrobes and a private en-suite shower room for added privacy. Three additional well-sized bedrooms provide ample space for family or guests, all served by a contemporary family bathroom.

Externally, the property is equally impressive, boasting a double-width driveway that leads to an integral single garage, ensuring ample parking. The rear garden, primarily laid to lawn, offers a safe and enjoyable space for children to play or for adults to unwind during the warmer months.

This stunning home combines modern design with practical living, making it a perfect choice for families seeking comfort and style in a desirable location.



















#### **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 tranquility 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](mailto:info@robinsonswynyard.co.uk)

#### **AGENTS NOTES:-**

Council Tax: Stockton Borough Council, Band F- Approx. £TBA

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.

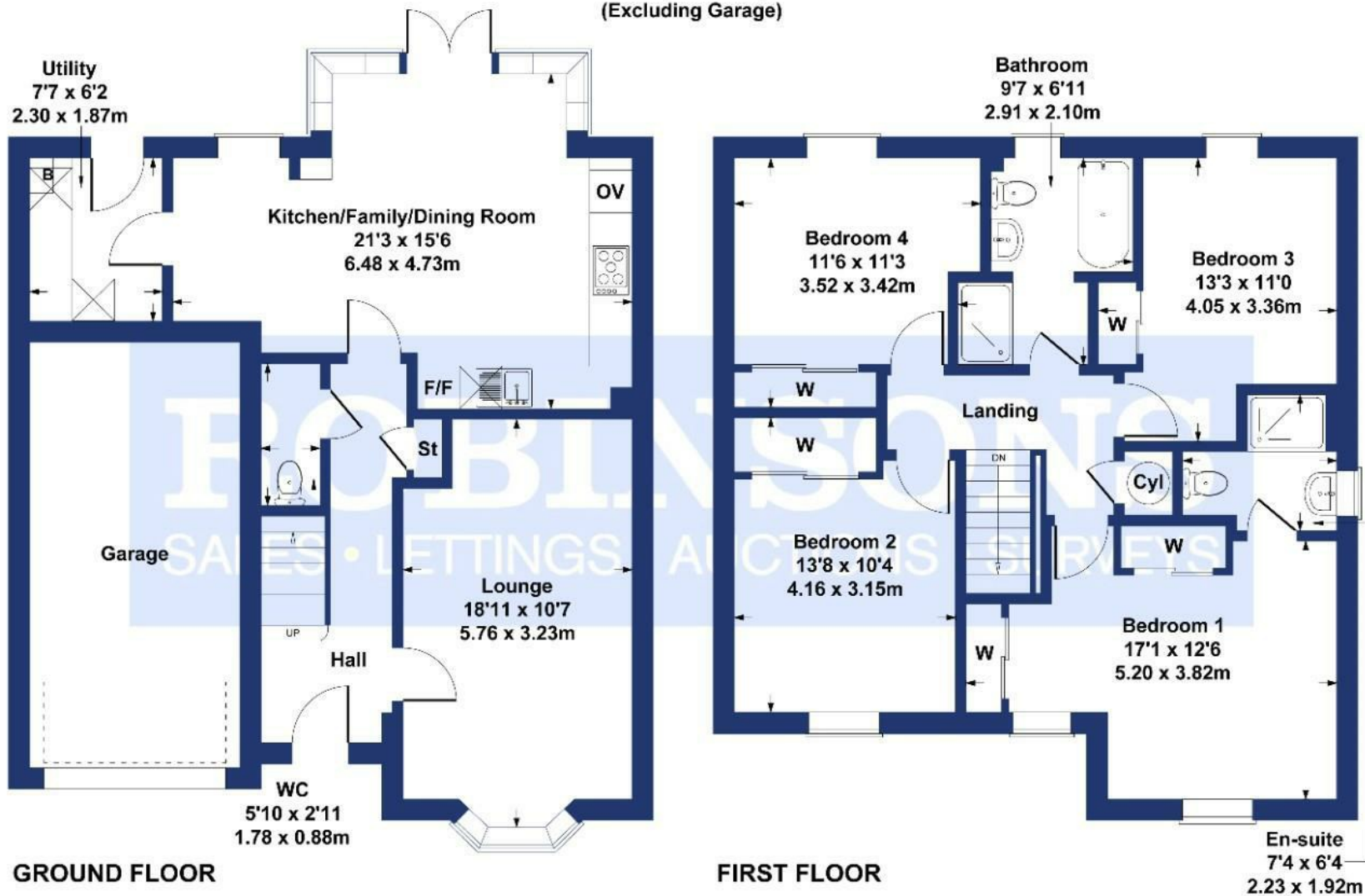
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 approx £395.00 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.

# AD

Approximate Gross Internal Area  
1378 sq ft - 128 sq m  
(Excluding Garage)



## 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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.

**Tel: 01740 645444**

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

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