



Gilbert Close, Wynyard, TS22 5NJ
4 Bed - House - Detached
£340,000

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Gilbert Close Wynyard, TS22 5NJ

Nestled in the desirable location of Gilbert Close, Wynyard, this stunning detached house, known as The 'Kirkdale' design, is a remarkable opportunity for those seeking a modern and stylish home. Built in 2023 by the reputable David Wilson, this property spans an impressive 1,335 square feet and is perfectly positioned overlooking a tranquil wildlife pond, offering a serene backdrop for everyday living.

As you enter, you are greeted by a spacious entrance hall that leads to a well-appointed front lounge, ideal for relaxation. The heart of the home is undoubtedly the open plan kitchen, living, and dining area, which boasts contemporary units and built-in appliances, making it perfect for entertaining family and friends. The ground floor also features a convenient downstairs WC.

The first floor comprises four generously sized double bedrooms, ensuring ample space for family or guests. The master bedroom benefits from a modern en-suite bathroom, while a stylish family bathroom serves the remaining bedrooms.

Outside, the property offers double tandem parking to the front, along with a single garage for additional storage. The westerly facing rear garden is a true highlight, featuring an extended patio that is perfect for enjoying the afternoon and evening sun.

Additional features include gas central heating, UPVC double glazing, and high-quality fixtures and fittings throughout. With the added peace of mind of a remaining NHBC builders' warranty, this home is ready for you to move in and enjoy. Don't miss the chance to view this exceptional property in the sought-after Wynyard area.













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. 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: Hartlepool Borough Council, Band F - £TBC

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.

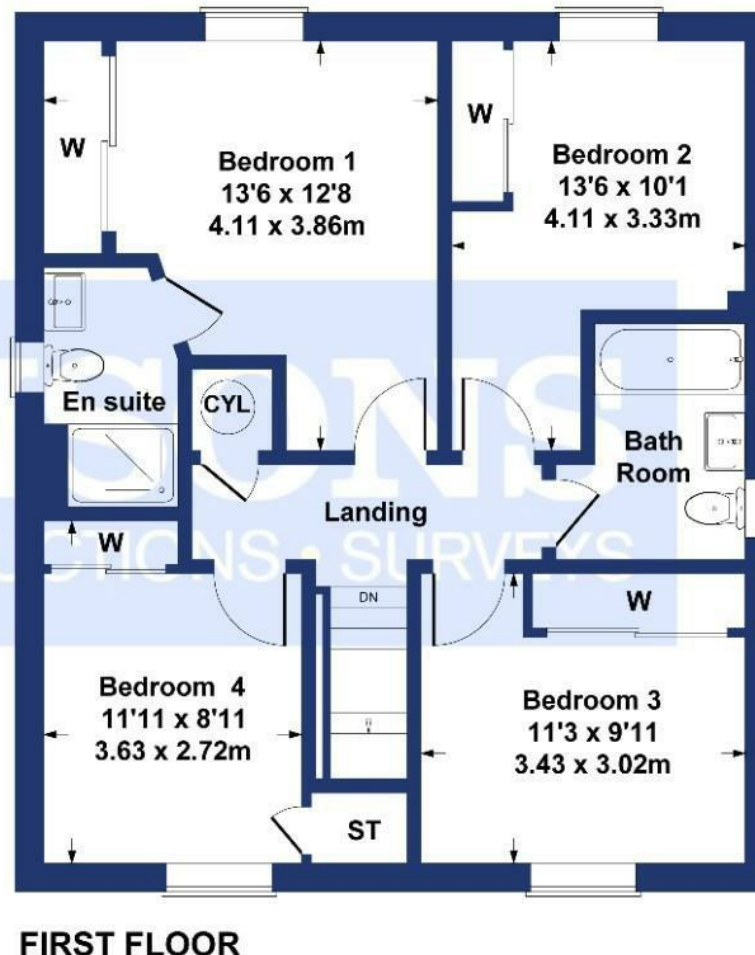
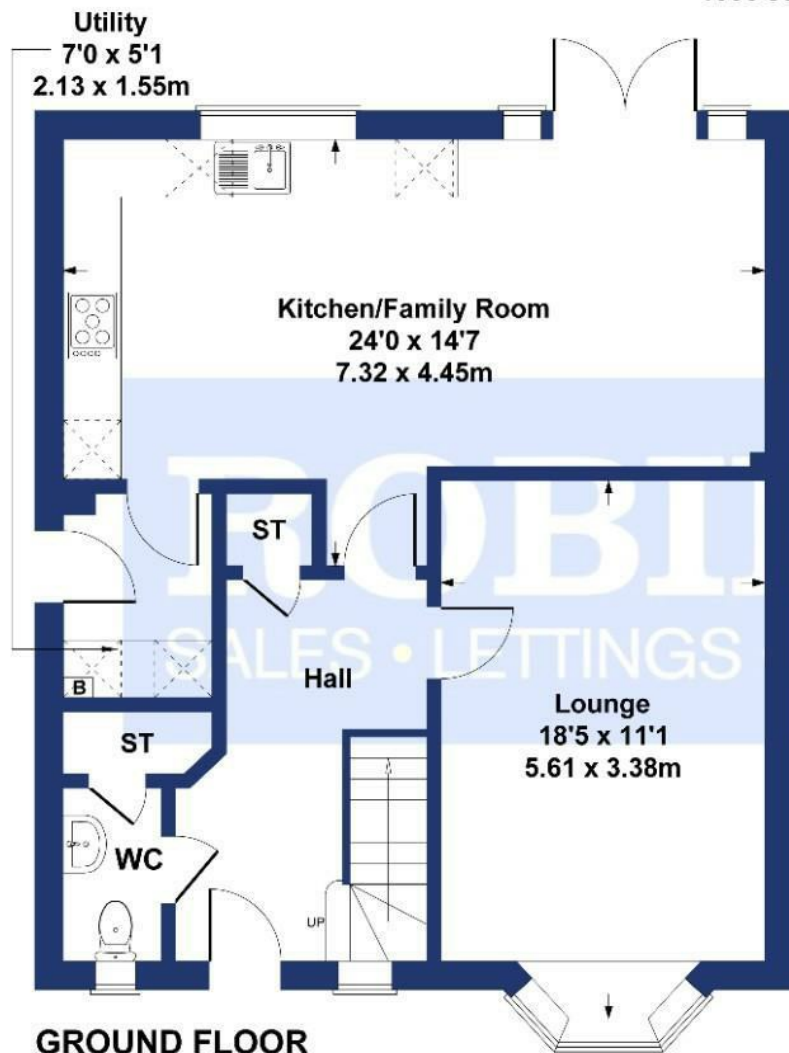


Gilbert Close

Approximate Gross Internal Area
1356 sq ft - 126 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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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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