ROBINSONS
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17 BLACK WOOD
WYNYARD | TS22 5GQ

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Welcome to a remarkable detached house located in the desirable Woods area of Wynyard, Billingham. This impressive family home, built in 2005, spans an expansive 1,841 square feet and has been thoughtfully designed to meet the needs of modern living while exuding style and sophistication.

As you enter, you are greeted by a grand entrance hallway that sets the tone for the rest of the home. The ground floor boasts a stunning open-plan kitchen, dining, and family area, which serves as the heart of the home. This space is flooded with natural light thanks to large windows and bi-fold doors that seamlessly connect to the beautifully maintained rear garden. The kitchen is a chef's dream, featuring high-end Neff integrated appliances, a statement Smeg fridge/freezer, and a Quooker boiling water tap, ensuring both quality and convenience for everyday life. The adjoining garden room offers a serene space to relax while enjoying views of the landscaped gardens.

In addition to the open-plan area, the ground floor includes a separate living room, and a versatile study or playroom, providing ample flexible accommodation for family activities and entertaining guests. Practicality is also a key feature, with a double garage connected to the home via a utility room, allowing for easy access during colder months.

Upstairs, you will find four generously sized double bedrooms. The master suite is a luxurious retreat, complete with fitted wardrobes and an en-suite bathroom. Bedroom two also benefits from its own en-suite, while bedrooms three and four share a stylish family bathroom.

Externally, the property boasts an extensive block-paved driveway for ample parking, and the enclosed rear garden features lawned areas, mature planting, and generous patios, perfect for outdoor gatherings.

Situated within a sought-after cul-de-sac, Blackwood offers a unique blend of exclusivity and convenience, with village amenities just a short walk away. The property has no upward chain .

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 G - Approx. £4316 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.

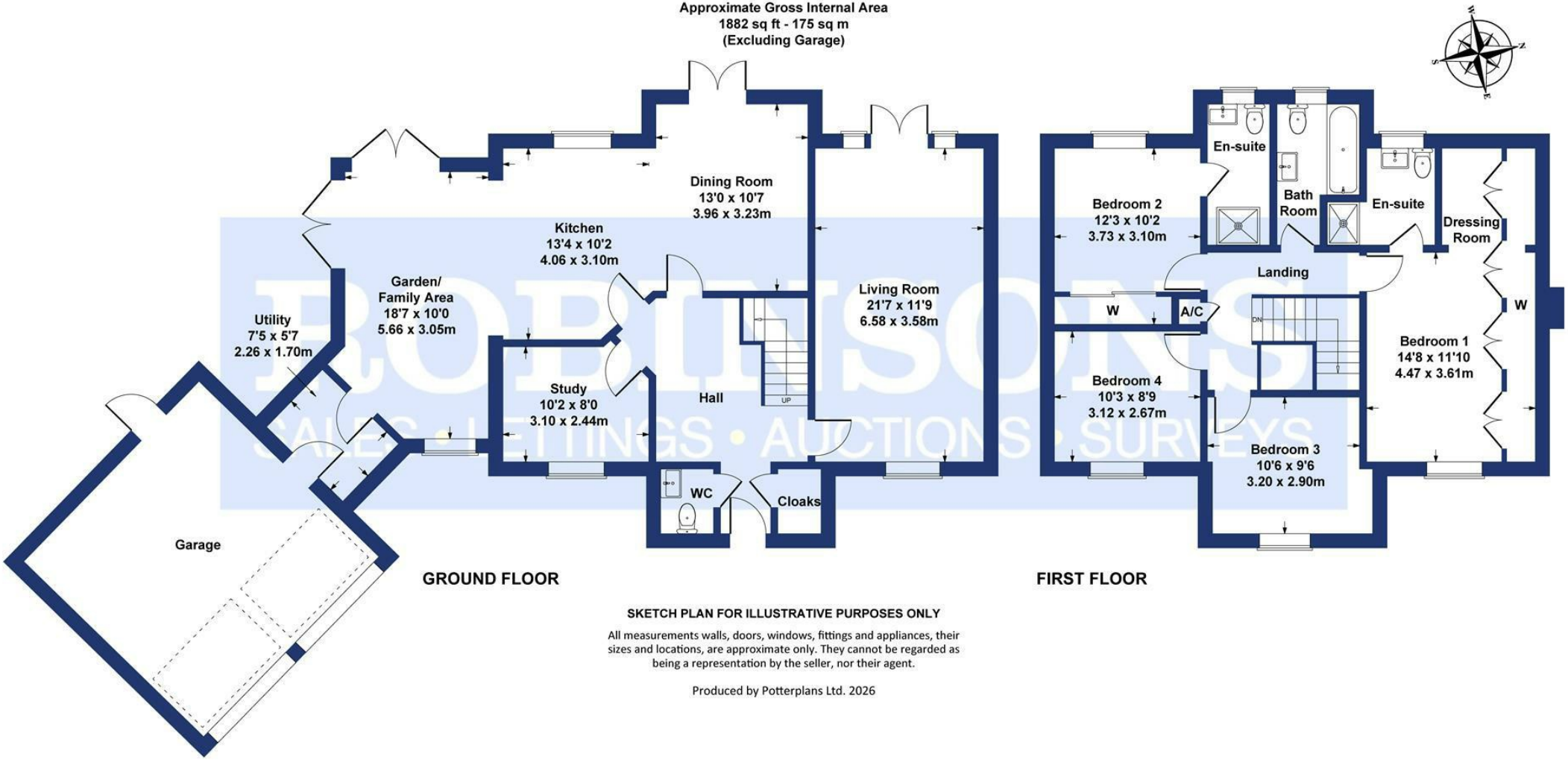
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £525.00 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.

Black Wood

Approximate Gross Internal Area
1882 sq ft - 175 sq m
(Excluding Garage)

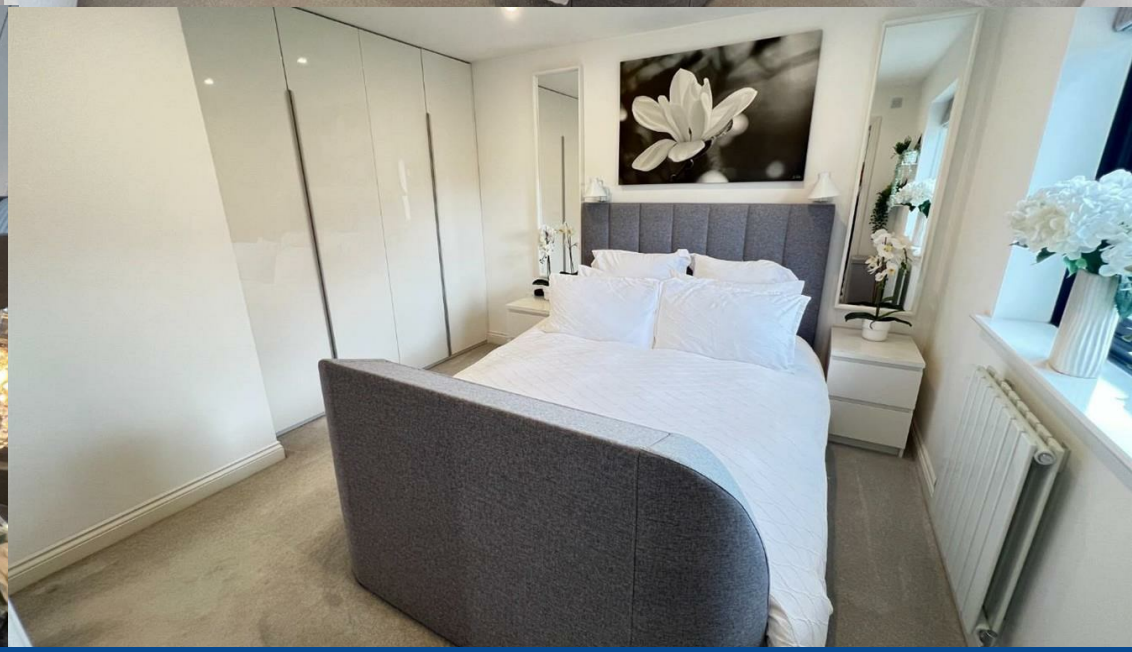


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 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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