



Rose Vale, Wynyard, TS22 5FJ
4 Bed - House - Detached
£400,000

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Rose Vale Wynyard, TS22 5FJ

An exceptional opportunity to secure a beautifully presented detached family home in one of Wynyard's most sought-after residential locations. Offering generous living space, contemporary finishes and superb kerb appeal, this impressive property has been thoughtfully designed for modern family life.

From the moment you arrive, the attractive brick façade, spacious double driveway and integral double garage create a striking first impression. Step inside to discover a bright and welcoming interior, with well-proportioned accommodation that effortlessly balances comfort and practicality. Whether you're entertaining guests, enjoying family time or working from home, the versatile layout provides space to suit every lifestyle.

The home boasts spacious reception areas filled with natural light, complemented by a stylish kitchen that forms the heart of the property. Upstairs, generously sized bedrooms provide peaceful retreats, with the principal bedroom offering an ideal sanctuary at the end of the day.

Outside, the property continues to impress with a private rear garden, perfect for summer entertaining, children's play or simply relaxing in the sunshine. The substantial driveway provides ample off-road parking alongside the double garage, making everyday living effortless.

Situated within the highly desirable Rose Vale development, the property enjoys excellent access to Wynyard's renowned amenities, highly regarded schools, scenic woodland walks, golf course and excellent commuter links, making it an ideal choice for growing families and professionals alike.

Combining space, style and an enviable location, 15 Rose Vale presents a fantastic opportunity to own a quality family home in one of the North East's premier villages. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.













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

AGENTS NOTES

Council Tax: Hartlepool Borough Council, Band F - £3741

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



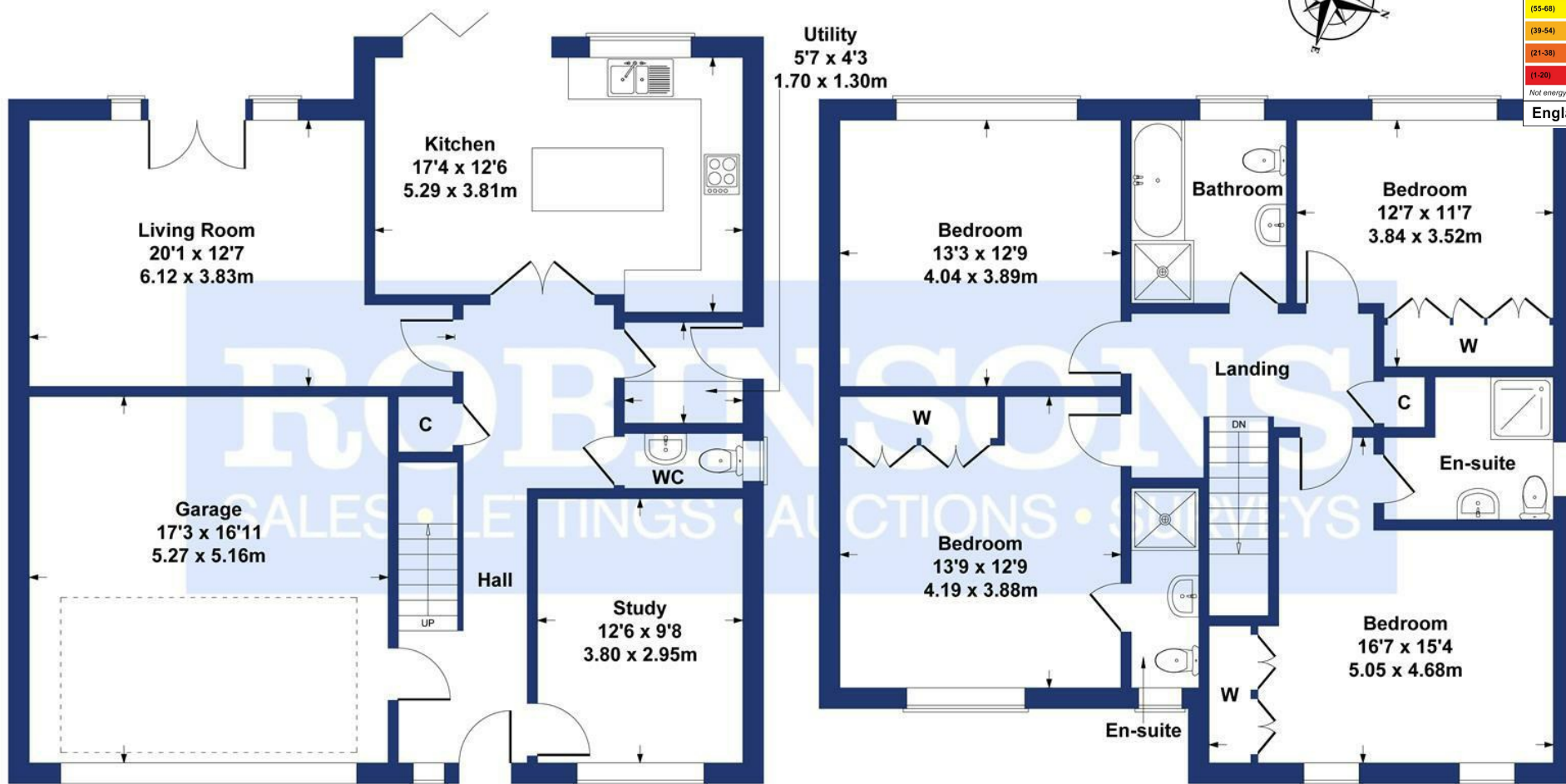
Rose Vale

Approximate Gross Internal Area
2067 sq ft - 192 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

84 91



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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