

# ROBINSONS

SALES • LETTINGS • REGENCY & RURAL



27 Chester Burn Road  
Wynyard | TS22 5UF



Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

# 27 Chester Burn Road Wynyard | TS22 5UF

A beautifully presented 3-bedroom detached home built by Charles Church to the sought-after 'Grasmere' design, offering spacious and modern living accommodation throughout.

Situated in a desirable residential development, this stylish property features a generous lounge to the front elevation, perfect for relaxing or entertaining. To the rear, an impressive open-plan kitchen/dining room is fitted with a range of sleek, contemporary units complemented by contrasting work surfaces. Integrated appliances include a double oven, gas hob, fridge, freezer, dishwasher, and washing machine. French doors open out to the rear garden, seamlessly connecting indoor and outdoor living. A convenient cloakroom/WC completes the ground floor.

Upstairs, the bright and airy master bedroom benefits from fitted wardrobes, a feature panelled wall, and a modern en-suite shower room. Two further well-proportioned bedrooms are served by a stylish family bathroom.

Externally, the rear garden offers a full-width paved patio, ideal for outdoor dining, along with a raised decking area and well-established borders. To the front, there is a double-width driveway leading to a single integral garage, providing ample off-street parking.

The property is located within easy reach of a highly regarded Church of England Primary School and offers convenient access to local amenities and transport links.



### 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.

### AGENTS NOTES:-

- \* ALL MAIN SERVICES
- \* FULLY UPVC DOUBLE GLAZED
- \* COUNCIL TAX BAND- E - STOCKTON ON TEES
- \* EER 82B
- \* FREEHOLD
- \* UNDER NHBC BUILDING GUARANTEE

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided

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.

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.

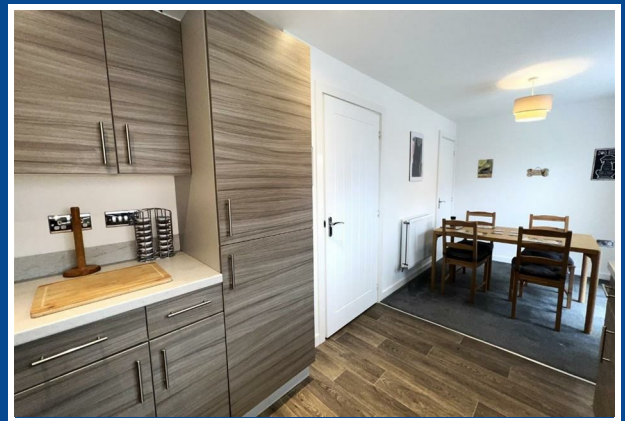
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

### VIEWINGS:-

Via Robinsons Wynyard.

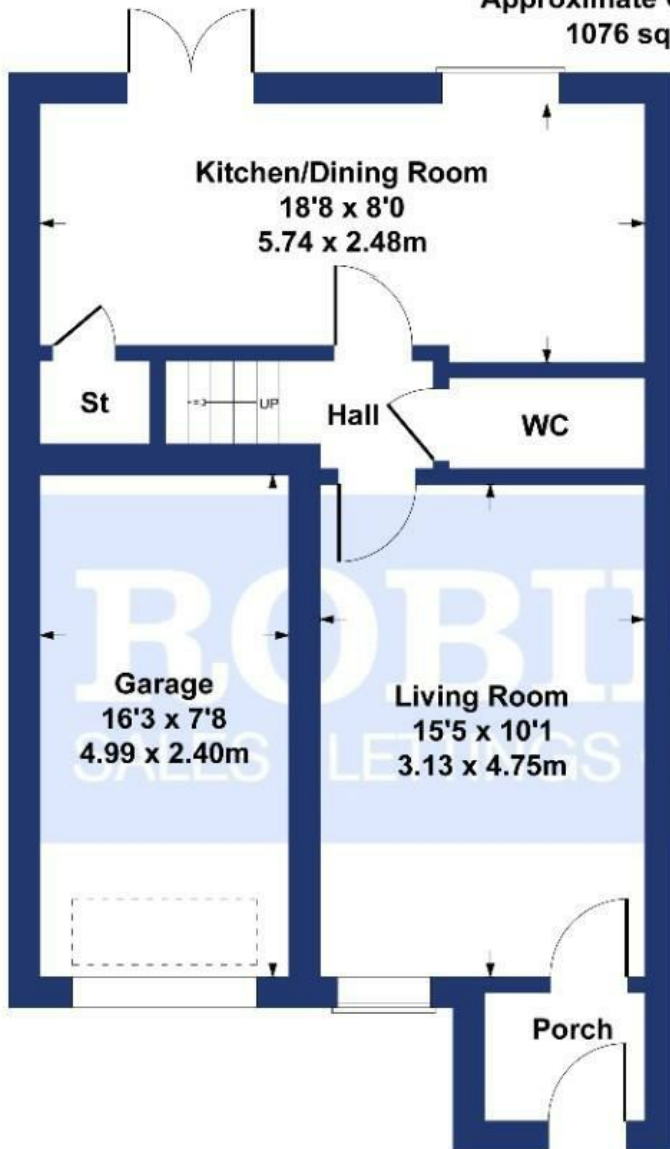
Tel: 01740-645-444

Email: [Info@robinsonswynyard.co.uk](mailto:Info@robinsonswynyard.co.uk)

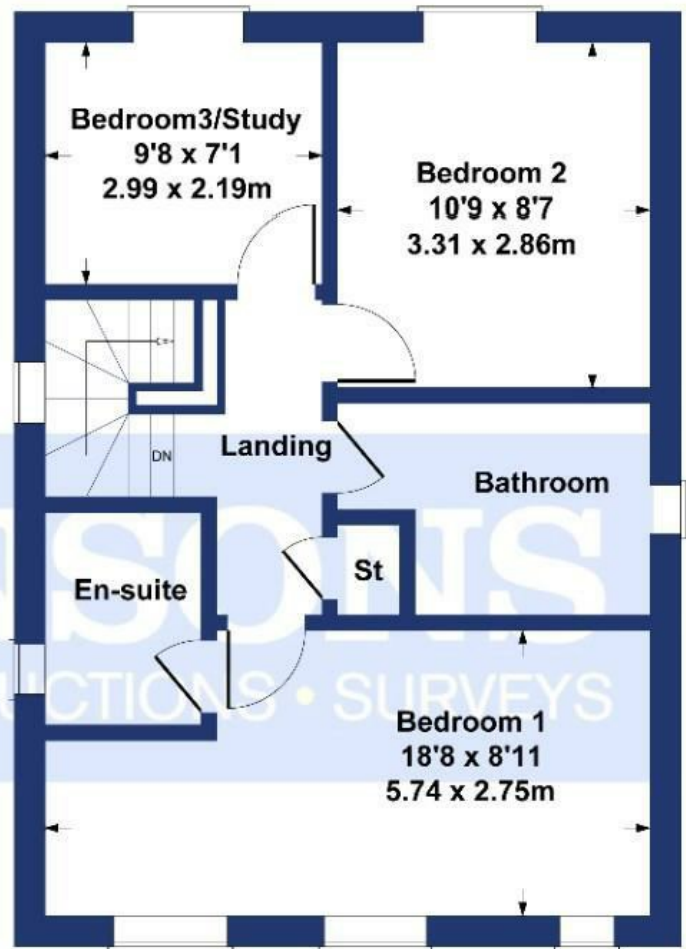


# Chester Burn

Approximate Gross Internal Area  
1076 sq ft - 100 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.



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.