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4 WYNYARD WOODS

WYNYARD | TS22 5SE

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A beautifully presented four-bedroom detached family home, located within the highly sought-after and prestigious Wynyard Woods in Wynyard Village. The property makes an immediate impression with its striking double-fronted modern façade and full-height glazed central entrance. Externally, it benefits from a generous driveway, detached double garage, private front garden with gated pathway, and six solar panels to the front. The property is offered chain free.

The home opens into an impressive fully vaulted reception hallway, flooded with natural light from a striking glazed wall. A staircase rises to a first-floor gallery landing, while herringbone flooring flows seamlessly through the hallway into the guest cloakroom and open-plan kitchen beyond. Glazed doorways lead from the hallway into all ground floor reception rooms, enhancing the light and sense of space throughout.

To the right is a well-proportioned study with front-facing windows, while to the left, the main living room features three large windows, neutral décor, and a central fireplace set against a wood-panelled feature wall—an ideal family retreat.

To the rear lies the heart of the home: a stunning open-plan kitchen, dining, and snug area spanning the full width of the property. Bi-fold doors open directly onto the rear garden, making this an ideal space for entertaining. The snug area enjoys garden views and features a contemporary media wall with integrated modern fireplace, while the dining area sits centrally within the space. The kitchen is fitted with an extensive range of pale grey units arranged in a 'U' shape, complemented by granite worktops, splashbacks, and a breakfast bar. Integrated appliances include a double oven, microwave, induction hob, dishwasher, and wine cooler, with triple elongated windows above the sink providing additional natural light. A separate utility and laundry room sits off the kitchen with a side door offering direct garden access.

CONTINUED

The first floor offers four spacious double bedrooms and a family bathroom with neutral carpeting throughout. The bathroom features a vaulted double-height ceiling with Velux windows, a modern suite, bath, vanity, and walk-in shower. All bedrooms have fitted wardrobes, with the two largest front-facing rooms benefiting from en-suite shower rooms.

Finished to a high standard, the home also boasts a landscaped private rear garden with an Indian stone patio, pergola, lawn, children's play area, and decked dining and lounge areas—ideal for family living and entertaining.

LOCATION

Wynyard is one of the North East's most exclusive locations, combining rural tranquillity with easy access to nearby urban centres. Set within attractive countryside, it offers a private, thriving community centred around a village pub, restaurant, store and scenic duck pond. Surrounded by mature landscaping, the area features extensive walking trails, bridleways and championship golf courses, with the North York Moors and Cleveland Hills close by and excellent road links via the A19 to Middlesbrough, Durham and Sunderland.

VIEWINGS

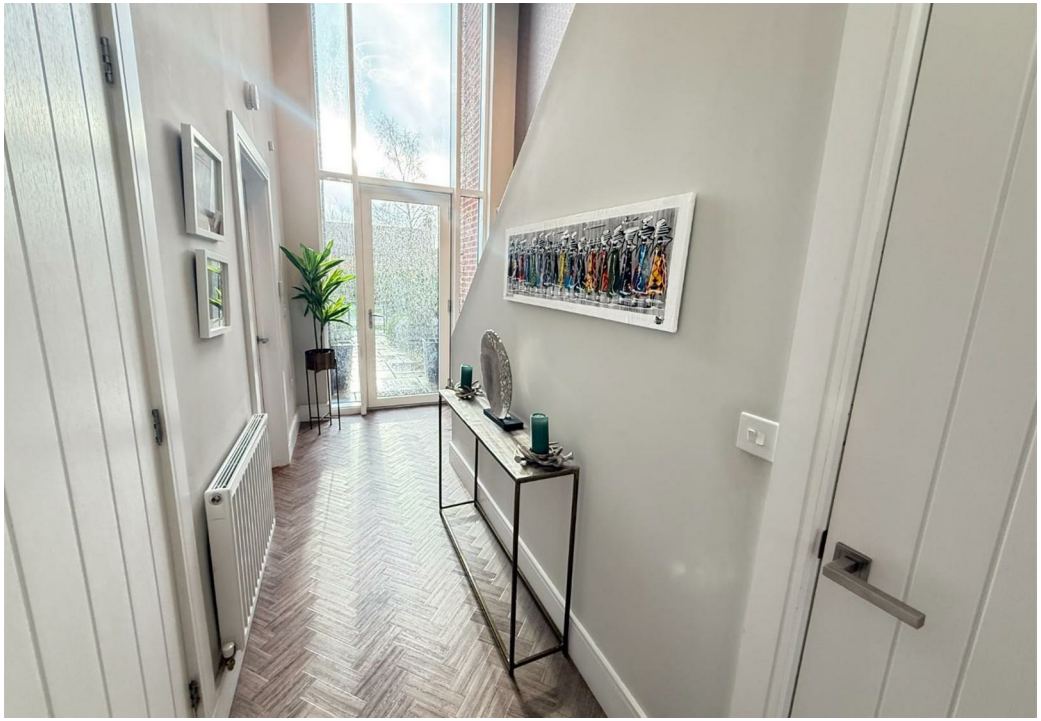
Via Robinsons Regency & Rural
Tel: 01740 645444
Email: Info@robinsonswynyard.co.uk

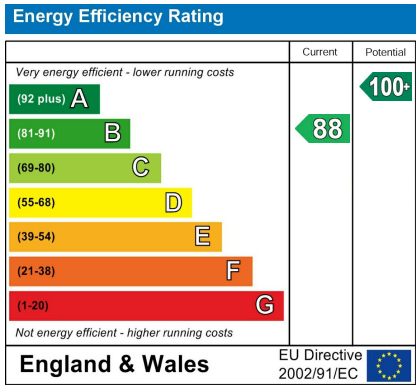
AGENTS NOTES

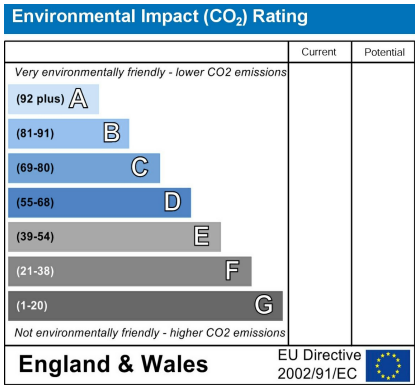
Council Tax: Hartlepool Council, Band G - Approx. £4164 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – 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 – N/A
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 – any alterations or conversions etc.
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.
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 0ut these checks.
*The property is subject to an annual community charge of £525 including VAT to cover security services and the maintenance of Wynyard public open spaces.

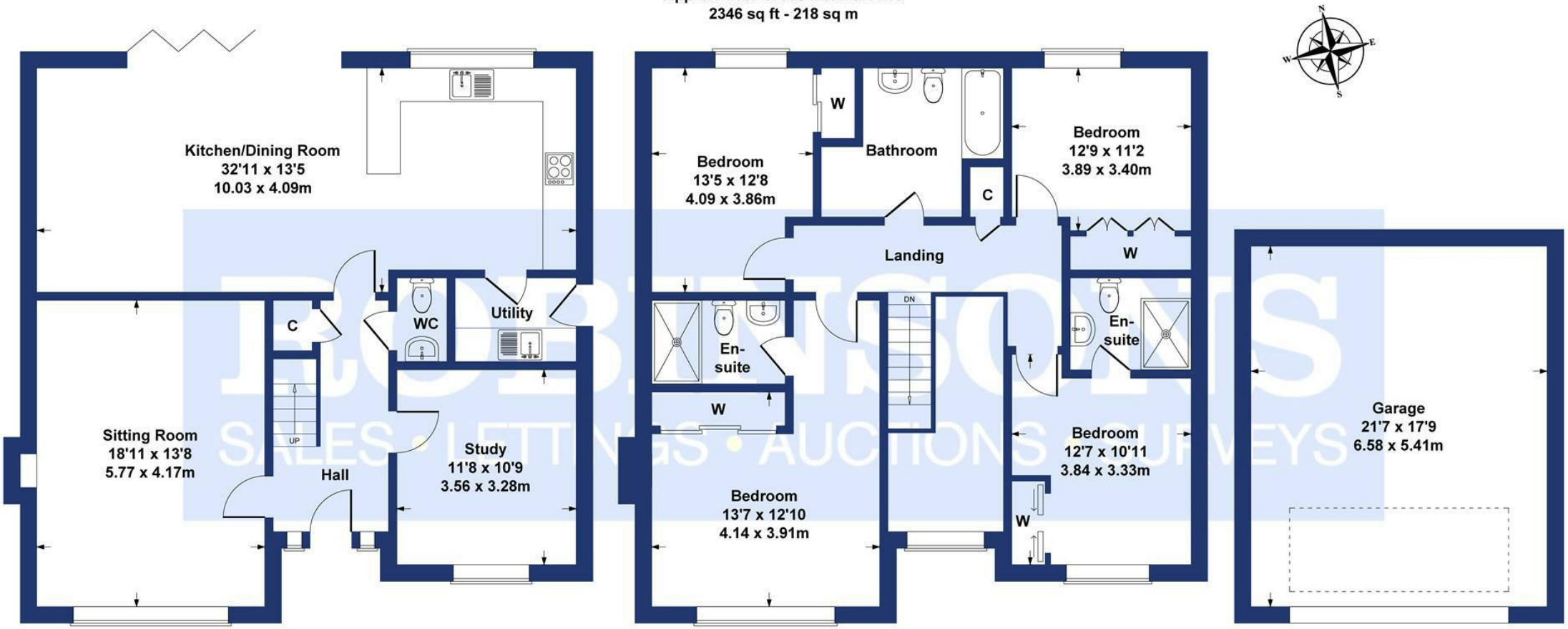



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
88
100+
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Wynyard Woods

Approximate Gross Internal Area
2346 sq ft - 218 sq m



GROUND FLOOR **FIRST FLOOR** **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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