



**Brambling Grove, Wynyard Park, TS22 5FX**  
**4 Bed - House - Detached**  
**Offers Over £325,000**

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# Brambling Grove

## Wynyard Park, TS22 5FX

### STUNNING 4-BEDROOM DETACHED FAMILY HOME

Beautifully presented and ideally positioned on this desirable David Wilson development, this impressive double-fronted four-bedroom detached home offers stylish, flexible living space designed perfectly for modern family life and working from home.

The welcoming entrance hall leads to a downstairs WC, separate study and spacious lounge with attractive bay window. The real highlight is the expansive rear living space, spanning the full width of the property and cleverly creating three distinct areas for dining, relaxing and entertaining.

The upgraded kitchen features contrasting work surfaces and breakfast bar, together with a superb range of integrated appliances including double oven, five-ring gas hob, dishwasher, wine cooler, fridge and freezer. A separate utility room provides side access and useful storage.

A beautiful walk-in glazed bay with French doors creates a bright and inviting dining area, while the adjoining snug/family space provides the perfect spot to relax or bring everyone together.

Upstairs, the generous master bedroom benefits from a stylish en-suite, with three further double bedrooms served by the family bathroom with overhead shower.

Externally, the property enjoys a landscaped frontage, side driveway parking for three vehicles and a single garage. The rear garden is predominantly laid to lawn and features a full-width raised decked sun terrace with dusk-to-dawn lighting.

With its favourable position, the garden enjoys the afternoon sun, is not directly overlooked and offers a lovely degree of privacy.

A superb family home offering space, versatility, modern style and excellent entertaining areas. Early viewing is highly recommended!























#### **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

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#### **AGENTS NOTES:-**

Council Tax: Stockton Borough Council, Band F- Approx. £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 approx £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.

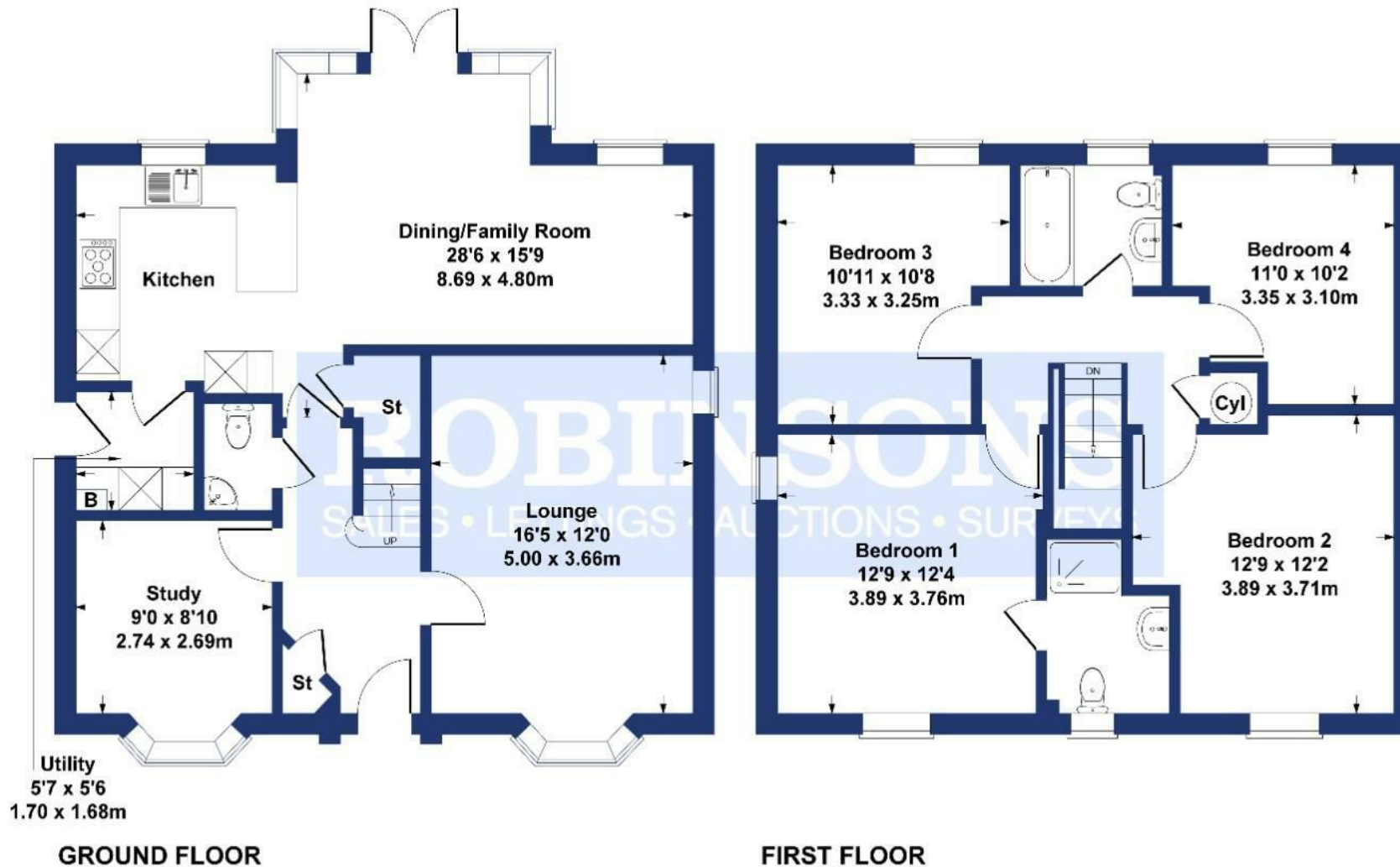






# Brambling Grove

Approximate Gross Internal Area  
1405 sq ft - 131 sq m



## 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. 2024

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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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