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44 WELLINGTON DRIVE
WYNYARD | TS22 5QJ

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Nestled in the desirable location of Wellington Drive, Wynyard, Billingham, this stunning detached house offers a perfect blend of modern living and elegant design. Spanning an impressive 1,894 square feet, this property, built in 2004, is presented in immaculate decorative order and has been significantly enhanced from its original specification. An internal inspection is highly recommended to fully appreciate the quality and attention to detail throughout.

Upon entering, you are greeted by a welcoming reception hall that leads to a well-appointed ground floor cloakroom/WC. The spacious lounge provides a comfortable area for relaxation, while the separate dining room is ideal for entertaining guests. The family room offers additional living space, and the fitted kitchen/breakfast room is a chef's delight, complete with a utility room for added convenience.

The first floor landing leads to a luxurious master bedroom featuring an en-suite bathroom, along with a second bedroom that also boasts its own en-suite. There are three further well-proportioned bedrooms and a family bathroom/WC, making this home perfect for families or those who enjoy hosting visitors. Four bedrooms also have fitted wardrobes.

Set on a generous corner plot, the property features beautifully maintained lawn gardens to both the front and rear which is south facing and complemented by a block-paved patio area, perfect for outdoor gatherings. A detached brick-built double garage with electric door, and a double-width block-paved driveway provide ample off-street parking.

With quality fitted carpets throughout and Karndean flooring to the majority of the ground floor included in the sale, this home is ready for you to move in and enjoy. This property truly represents a wonderful opportunity for those seeking a luxurious and spacious family home in a sought-after area.







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: Hartlepool Council, Band G - Approx. £4115 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.

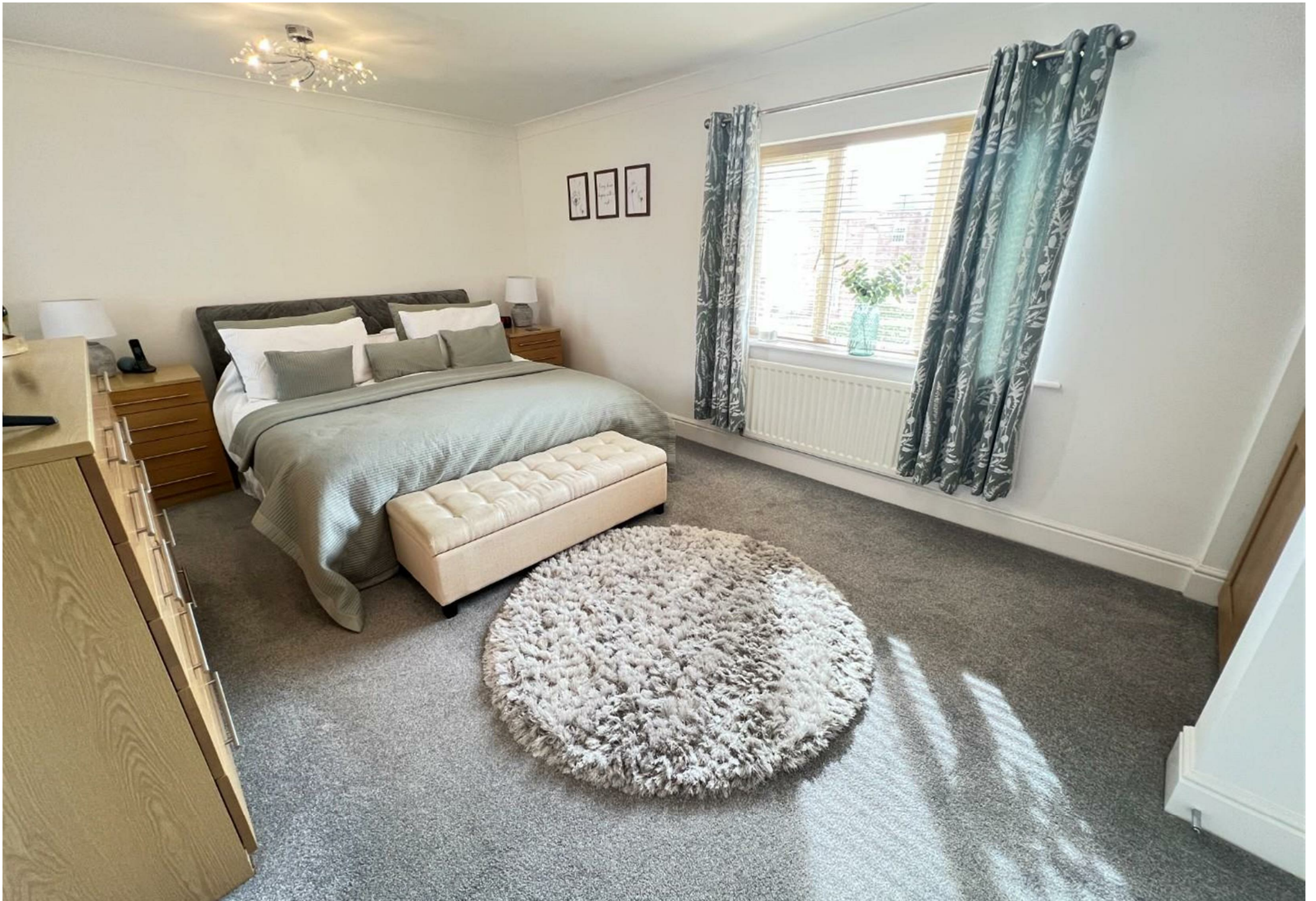
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

The property is subject to a community charge of £525.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringe











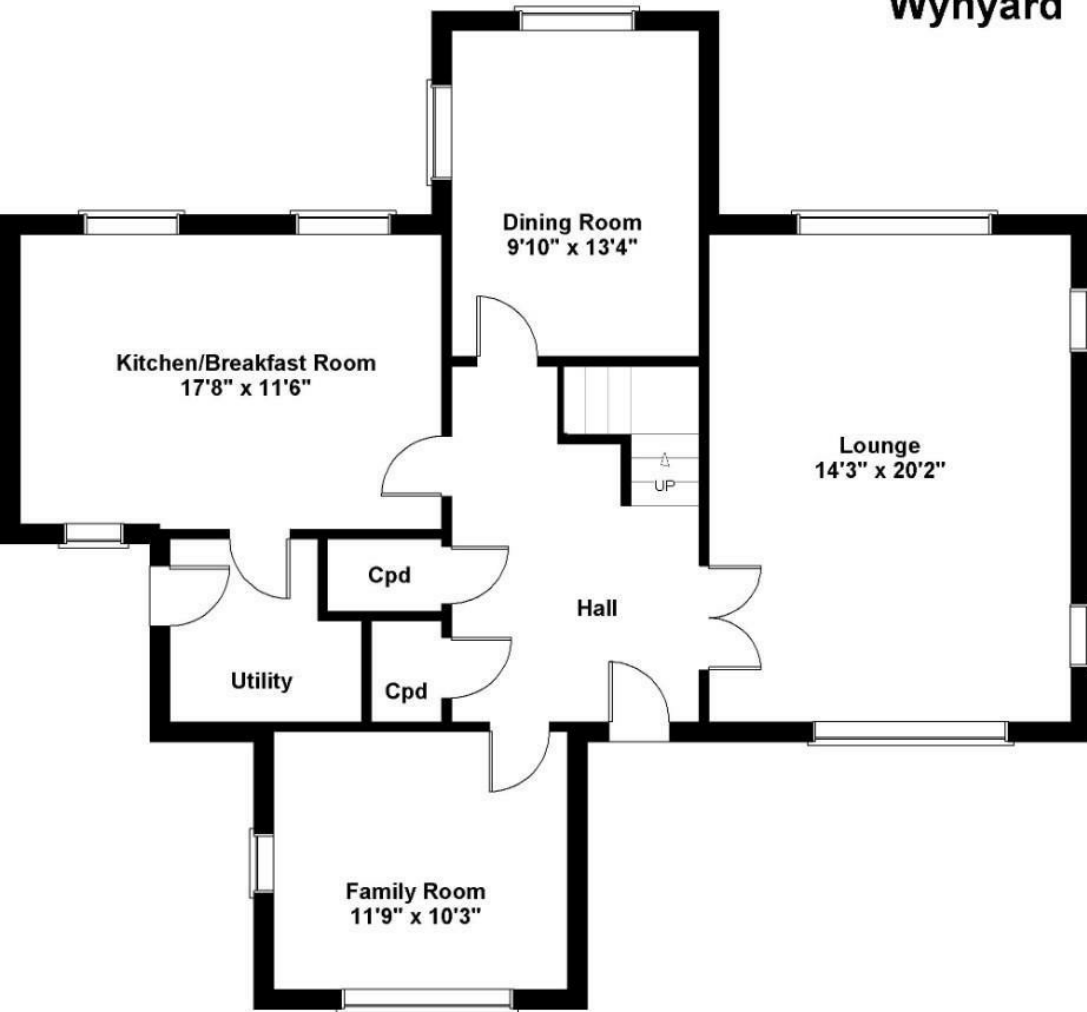


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

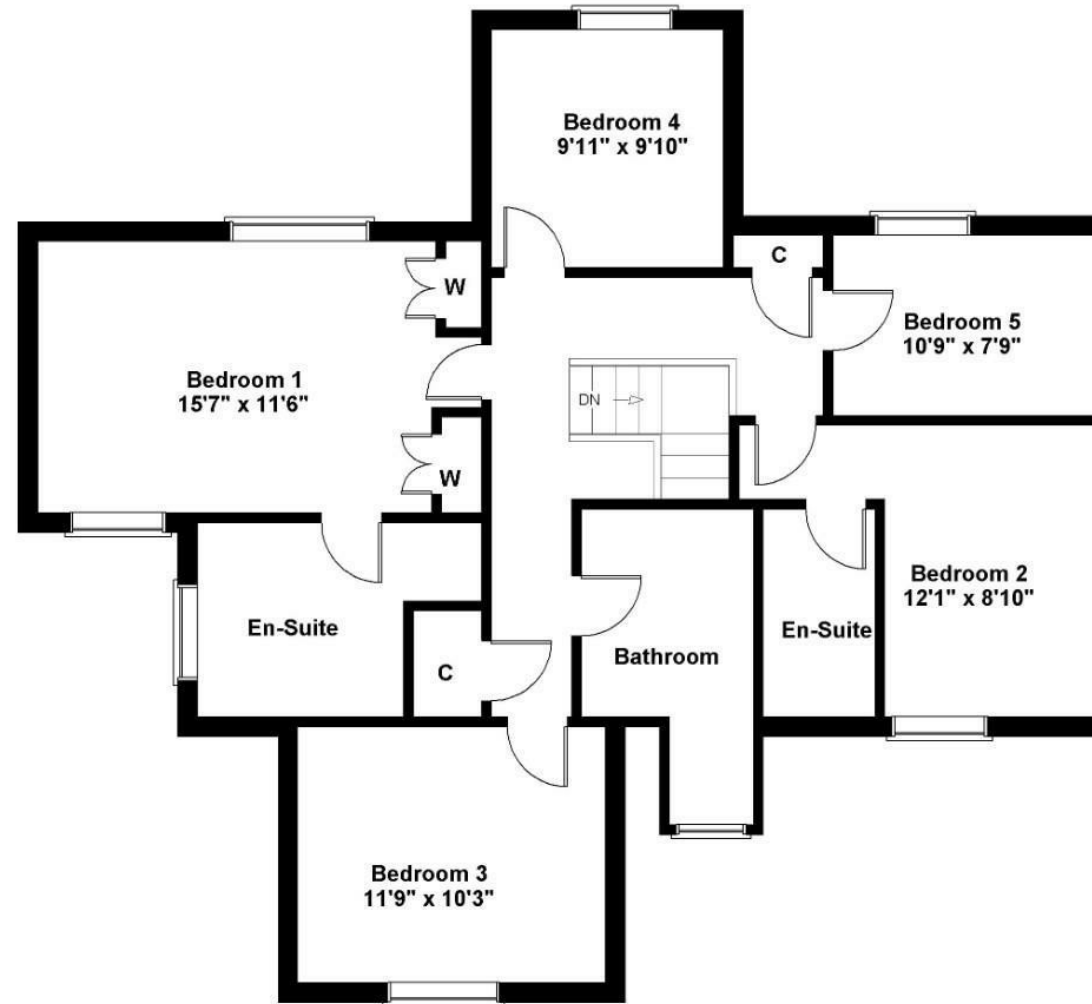
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Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk



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