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9 LYNNWOOD DRIVE  
WYNYARD | TS22 5FQ



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Built by Avant Homes to their 'Honiton' design is this spacious three bedroom semi detached property, occupying a pleasant corner position. This stylish property boasts high end fixtures and fittings throughout, and plenty of integrated storage; perfect for family living.

To the ground floor there is an internal porch with storage cupboards, a spacious living room with wood effect flooring and attractive deco, open plan kitchen/diner fitted with a contemporary range of units, built in appliances include, oven, microwave, fridge, freezer and dishwasher. Open plan living space with access to the rear garden via bi-fold doors. A useful utility room and a downstairs WC conclude the ground floor space.

To the first floor are three spacious bedrooms, bedroom one with built in wardrobes and an en-suite shower room. The remaining two bedrooms are serviced by the a family bathroom.

Externally to the front there is a double width driveway leading to a single garage and lawned garden, whilst to the rear there is enclosed garden , predominantly laid to lawn with patio area and storage shed to the side.























### 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. Wynyard Church of England Primary School. 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:

Council Tax Band: E Hartlepool

- EER: B83
- Freehold
- Fully Double Glazed
- Gas Fired Central Heating
- All main services
- Predicted Broadband Speeds:- Basic 24 Mbps Ultrafast 1000 Mbps



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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