

ROBINSONS

SALES • LETTINGS • REGENCY & RURAL

14 ATTENBOROUGH WAY
WYNYARD | TS22 5JR

14 ATTENBOROUGH WAY
WYNYARD | TS22 5JR

Offered for rental is this stunning four-bedroom detached family home, recently constructed to the desirable Meriden design by David Wilson Homes. Immaculately presented throughout to a true showroom standard, this property is perfect for modern family living.

The ground floor features a spacious and well-proportioned lounge, enhanced by a bay window that floods the room with natural light. To the rear of the home is a stylish open-plan dining kitchen, fitted with a sleek range of contemporary units, contrasting work surfaces, and a full suite of integrated appliances. A bay with French doors opens out onto the rear garden, creating a seamless indoor-outdoor flow—ideal for entertaining. A separate utility room adds valuable practicality.

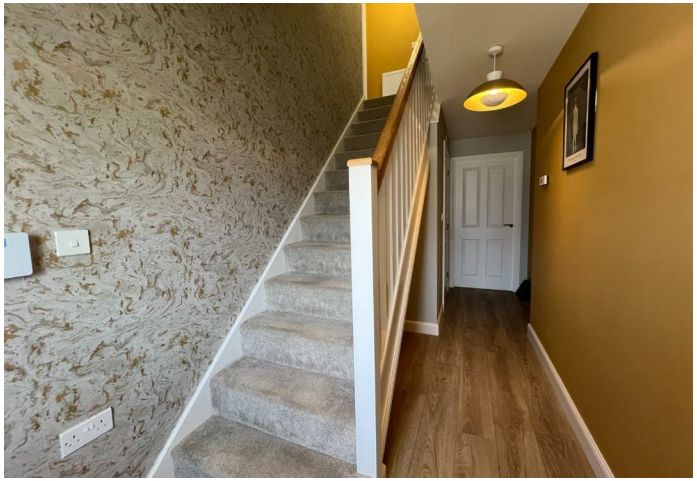
Upstairs, the master bedroom benefits from fitted wardrobes and a private en-suite shower room. Three further well-sized bedrooms are served by a modern family bathroom.

Externally, the property boasts a double-width driveway leading to an integral single garage, while the rear garden is mainly laid to lawn—perfect for children to play or for relaxing in warmer months.

Council Tax
Hartlepool Council- Band F- £3,693.27

EPC Rating- B

Required earnings: Tenant income -£49,500 per year Guarantor income(if required)- £49,5000 per year































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
* Boarded out loft with drop down ladder
* Full alarm and camera system
* Council tax band F - Hartlepool
* EER B84
* Freehold
* Under NHBC building warranty

*The property is subject to an annual community charge of £395.00 including VAT to cover security services and the maintenance of Wynyard public open spaces.

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 parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

VIEWINGS:-

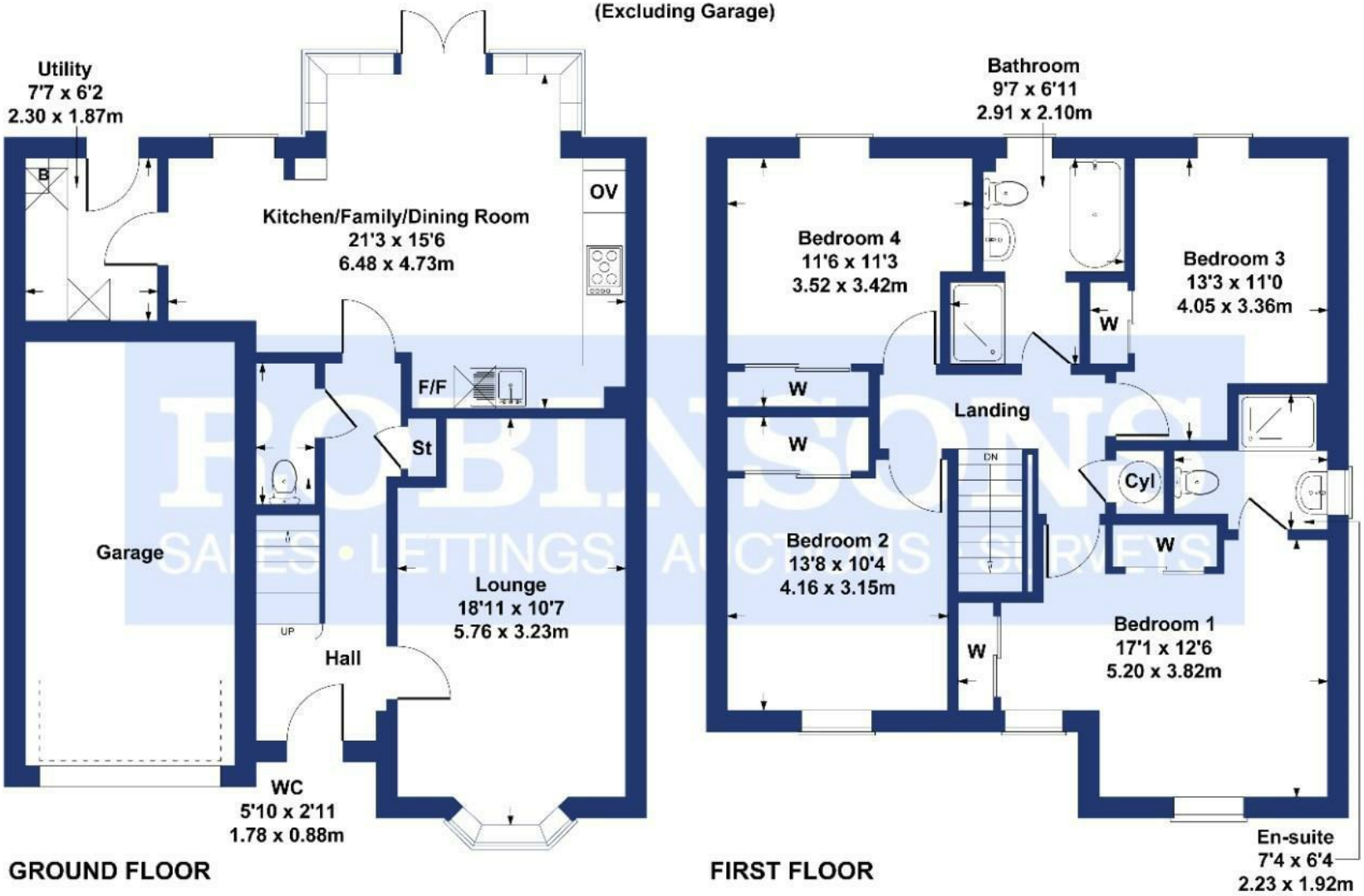
VIA:- Robinsons Wynyard
TEL::- 01740 645444
EMAIL:- info@robinsonswynyard.co.uk

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

AD

Approximate Gross Internal Area
1378 sq ft - 128 sq m
(Excluding 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. 2025

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.

Tel: 0174 064 5444

Wynyard Office, The Stables, Wynyard, TS22 5QQ
info@robinsonswynyard.co.uk