



ROBINSONS
SALES • LETTINGS • REGENCY & RURAL

8 HAREWOOD CLOSE
REGENCY MANOR | TS22 5TW

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“Built by the renowned Bellway Homes and available to rent, this recently constructed four-bedroom detached residence offers a rare opportunity for luxurious family living. Tucked away in a tranquil cul-de-sac, the property exudes contemporary elegance and spacious design. It’s set within a highly desirable neighbourhood just moments away (via a designated pathway) from village amenities and the Outstanding rated Wynyard Church of England Primary School – perfectly blending convenience with exclusivity.

At the heart of the home lies a superb open-plan kitchen, dining, and family area. This light-filled space is ideal for both everyday living and stylish entertaining. The kitchen showcases sleek modern cabinetry, high-quality work surfaces, and a full suite of integrated appliances that will delight any home chef. An expansive dining and family lounge area flows seamlessly from the kitchen, with patio doors opening onto the rear garden, inviting indoor-outdoor living and plenty of natural light. A separate utility room keeps laundry and appliances tucked away, and an adjoining ground-floor WC/cloakroom adds extra convenience for guests and family members.

To the front of the property, a generously proportioned living room offers a comfortable haven away from the bustle of the main living area. This elegant room is perfect for relaxing in the evenings or hosting more formal gatherings, featuring ample space for plush seating and personalized decor to make it your own retreat.

****please note****

This property is marketed and will be let as unfurnished . The photos may not reflect the current condition of the property and the rooms are photographed with furniture.

Council Tax: Stockton on Tees Borough Council
Band F. £3,715.25

EPC rating- B

Required earnings: Tenant income-£55,500 per year Guarantor(ir required) income- £55,500 per year













KITCHEN/DINING/FAMILY AREA

LIVING ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

REDRESS

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

CONTINUED:-

Upstairs, the home continues to impress with four well-sized bedrooms that provide both privacy and luxury. Two of the bedrooms boast their own en-suite bath/shower rooms, each finished to a high standard with modern fixtures – offering a touch of indulgence for the lucky occupants. The remaining bedrooms are served by a large, contemporary family bathroom featuring stylish fittings ensuring comfort and convenience for everyone. Additionally, three of the four bedrooms are equipped with built-in modern wardrobes, providing abundant integrated storage and maintaining the home's clean, uncluttered aesthetic.

Externally, this property is as inviting as its interior. A neatly landscaped rear garden offers a private outdoor oasis – perfect for morning coffees, playtime with children, or summer entertaining with family BBQs. The garden's well-kept lawn and patio area create a tranquil spot to unwind and enjoy the outdoors in peace. To the front, the home benefits from its own private driveway, providing secure off-street parking for multiple vehicles. The quiet cul-de-sac location means there's minimal traffic and additional parking space for guests, all set away from main road hustle. This combination of accommodation and a prime, peaceful setting truly makes the property a perfect family home.

AGENTS NOTES

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

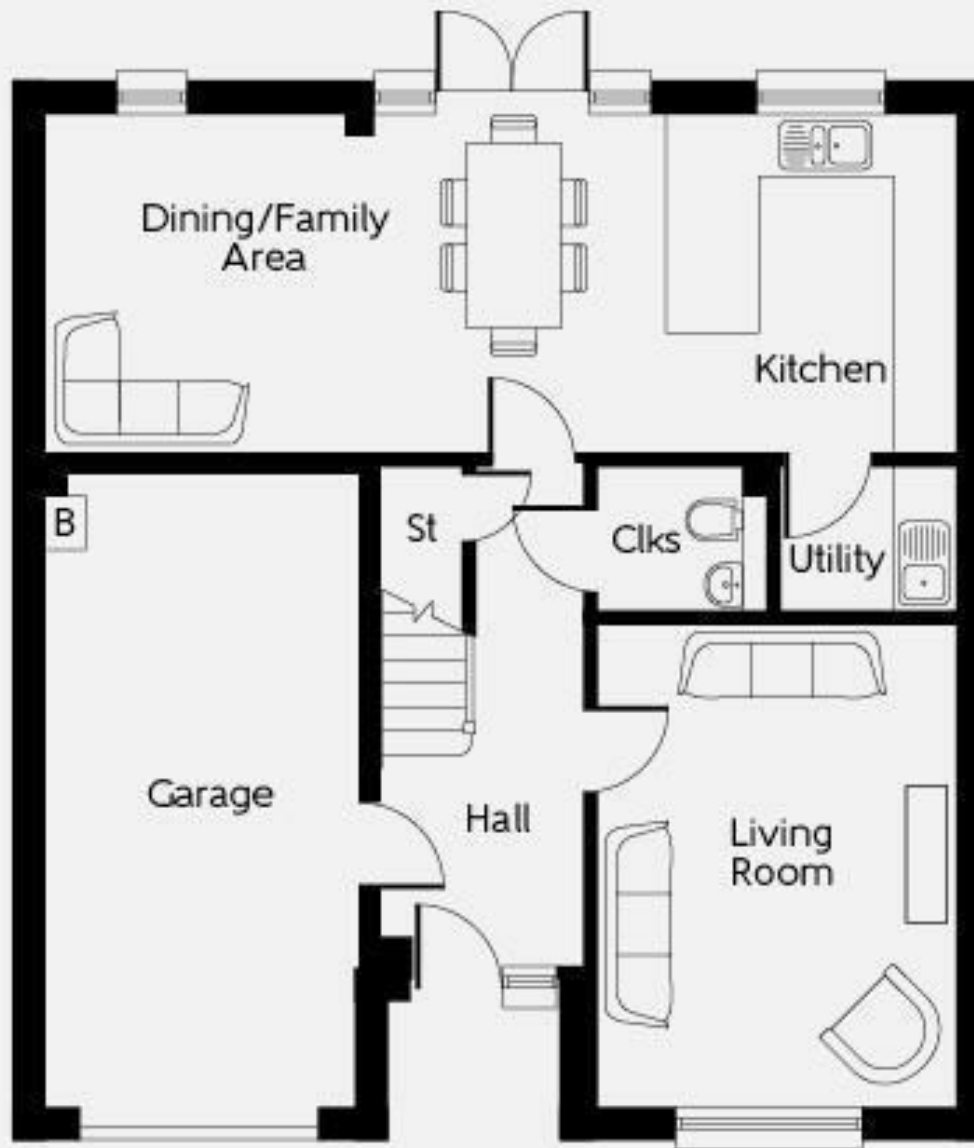
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Council Tax: Durham County Council, Band F

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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.



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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