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52 STONEY WOOD DRIVE
WYNYARD | TS22 5TS

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Available to let is this impressive and recently constructed four-bedroom detached family home, built by the highly regarded Bellway Homes to their sought-after Cutler design. This contemporary and spacious property offers stylish accommodation ideally suited for modern family living, all set within a desirable residential location close to local amenities and excellent schools.

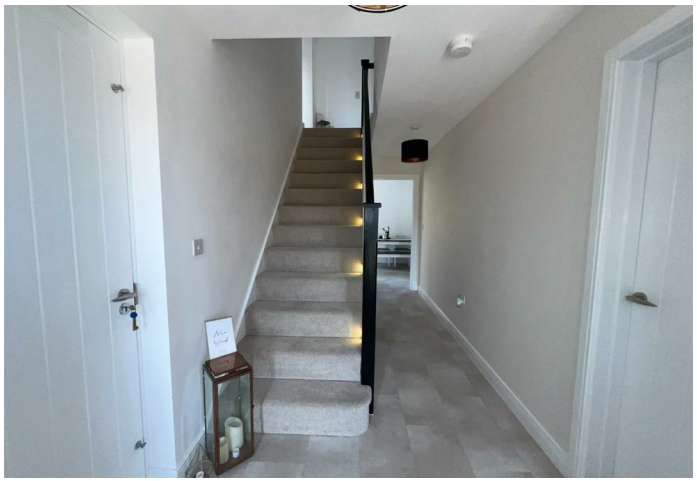
The heart of the home is the superb open-plan kitchen, dining, and family area—perfect for both everyday life and entertaining. The kitchen is fitted with a sleek range of modern units, complemented by high-quality work surfaces and a full suite of integrated appliances. This light-filled space provides ample room for family dining and relaxing, with patio doors opening onto the rear garden. A separate utility room and downstairs WC/cloakroom add practical convenience.

To the front of the property, a generously proportioned living room offers a comfortable retreat, ideal for relaxing in the evenings or hosting guests.

Upstairs, the home continues to impress with four well-sized bedrooms. The bright and spacious master bedroom is complemented by en-suite facilities whilst the remaining 3 bedrooms are served by a contemporary family bathroom with stylish fixtures and fittings.

Externally, the property features a neatly presented rear garden and driveway parking. Situated just a short walk from the amenities of Wynyard Village and the highly regarded Wynyard Church of England Primary School, the location is perfect for families seeking quality accommodation in a peaceful yet convenient setting.

Homes of this calibre are rarely available to rent—early viewing is strongly recommended to avoid disappointment.



VIEWINGS:-

VIA:- Robinsons Wynyard

TEL::- 01740 645444

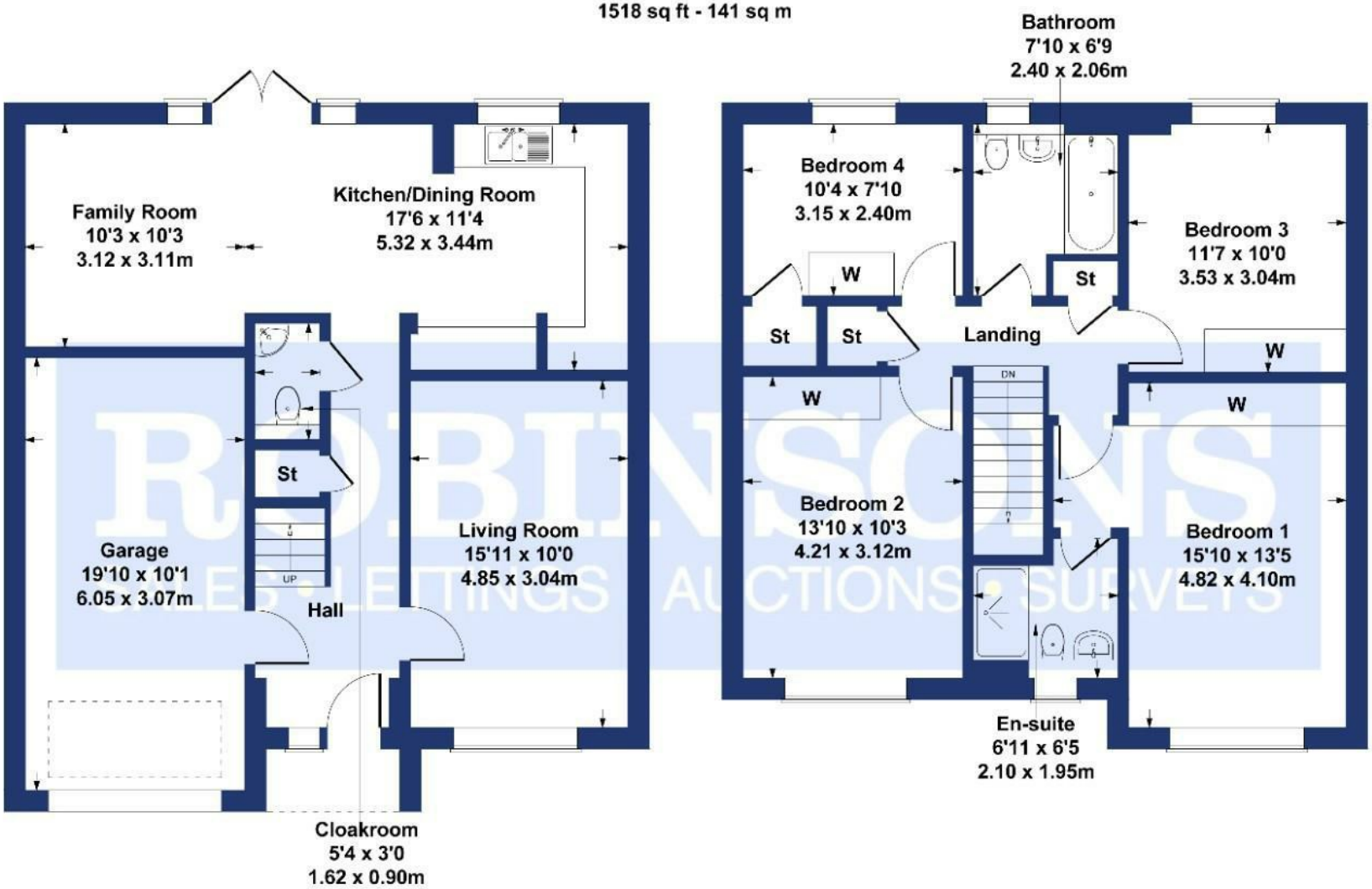
EMAIL:- info@robinsonswynyard.co.uk

REDRESS

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

Stoney Wood Drive Wynyard, Billingham, TS22 5TS

Approximate Gross Internal Area
1518 sq ft - 141 sq m



GROUND FLOOR **FIRST FLOOR**

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