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22 SILVERMEDE ROAD

| TS22 5FR

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Located within the esteemed Wynyard development, Silvermede Road presents an exquisite three-bedroom townhouse that epitomises modern living. Built in 2018, this new build property spans three thoughtfully designed floors, offering a harmonious blend of style and practicality.

Upon entering, you are greeted by a welcoming entrance hall, which sets a warm and inviting atmosphere. The ground floor boasts an open-plan kitchen, dining, and family area that is both bright and spacious, making it ideal for everyday living and entertaining. The kitchen is equipped with integrated appliances, sleek cabinetry, and a gas hob, ensuring that both design and functionality are seamlessly combined. Bifold doors lead to the rear garden, allowing for a delightful indoor-outdoor flow, perfect for summer gatherings or leisurely mornings.

The first floor features living room, which is currently used as a bedroom but which can provide a serene retreat from the bustle of daily life. The principal bedroom is a true sanctuary, complete with fitted wardrobes and a private en-suite bathroom, which includes a shower, and heated towel rail, all designed for comfort and tranquillity.

On the second floor, you will find two generous double bedrooms, each finished with soft carpeting alongside a contemporary family bathroom that features a skylight, overhead shower, and modern tiling, creating a bright and restful space.

The outdoor areas have been thoughtfully designed for low-maintenance living and year-round enjoyment. To the front, the property benefits from a block-paved driveway, and AstroTurf lawn.

The rear garden provides a private and attractive outdoor retreat, featuring AstroTurf and paved patio, creating the perfect setting for relaxing evenings or sunny afternoons. In addition, the garage, complete with power and lighting, offers excellent versatility for storage, hobbies, or a home gym.














CHANEL


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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
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Email: info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Stockton Borough Council, Band E - Approx. £3165 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 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 – being applied for - NA
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 – N/a
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.

The property is subject to an annual community charge of £454.00 including VAT to cover security services and the maintenance of public open spaces.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Silvermede Road

Approximate Gross Internal Area
1283 sq ft - 119 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND 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. 2026

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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