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27 FULTHORPE GROVE  
WYNYARD | TS22 5QZ

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A stunning, fully refurbished dormer bungalow set at the end of a quiet, child-friendly cul-de-sac, this exceptional home has been thoughtfully upgraded throughout to offer stylish, high-spec living in an enviable location.

Electric gates open to a generous driveway and an integral garage fitted with remote-controlled electric roller doors, ensuring both security and convenience. Upon entering, a wide and welcoming hallway finished with high-gloss tiling creates an impressive first impression and provides access to all main reception areas.

The true hub of the home is the expansive open-plan kitchen, dining, and family room. This beautifully designed space combines modern elegance with practical function. The kitchen is fitted with a timeless range of classic cabinetry topped with white granite work surfaces and includes a large breakfast bar for casual dining. Integrated appliances include a double oven, built-in microwave, warming drawer, two wine coolers, a five-ring hob, and two sinks—one of which provides filtered and instant hot water. The adjoining utility room also houses a secondary hob for added convenience.

The family area features a bespoke media wall, and twin sets of bi-fold doors flood the space with natural light and lead directly to the rear patio, creating a seamless connection between indoor and outdoor living. The ground floor also includes a spacious bedroom with its own snug area and a fully tiled en-suite, making it ideal for guests or multigenerational living.

Upstairs, the remaining bedrooms are all generously proportioned and benefit from bespoke fitted wardrobes and coordinating bed furniture. Each bedroom is served by its own luxury en-suite. The impressive master suite boasts a private dressing room and opens out onto a glazed balcony with stunning views over Wellington Golf Course—a feature also shared by the second bedroom.











#### CONTINUED:-

Externally, the property continues to impress. A fully insulated garden room offers a versatile space currently used as a home office, though it would work equally well as a bar, gym, or entertainment room. The low-maintenance rear garden features lawned areas, a porcelain-tiled patio, raised composite decking, and ambient lighting for evening enjoyment.

This exceptional home is within walking distance of the popular Wellington Golf Club and its bar, while a wider range of village amenities is also close by. Stylish, spacious, and superbly located, this home would suit a wide variety of buyers seeking comfort, luxury, and convenience in equal measure.

#### AGENTS NOTES:-

- \* Triple glazed windows
- \* Gas fired central heating via radiators
- \* Under floor heating to family area
- \* Electric gated entrance
- \* CCTV
- \* Land drains installed along the full width of the property to the rear.
- \* Council tax band - G Stockton
- \* EER.

**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 should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided

The property is subject to an annual community charge of £525.00 including VAT to cover security services and the maintenance of public open spaces.

#### 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 Fine & Country  
Tel: 01740-645-444  
Email: [Info@robinsonswynyard.co.uk](mailto:Info@robinsonswynyard.co.uk)



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: 01740 645444**

Wynyard Office, The Wynd, Wynyard, TS22 5QQ  
[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)