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5 ROE WAY
WYNYARD WOODS | TS22 5XB

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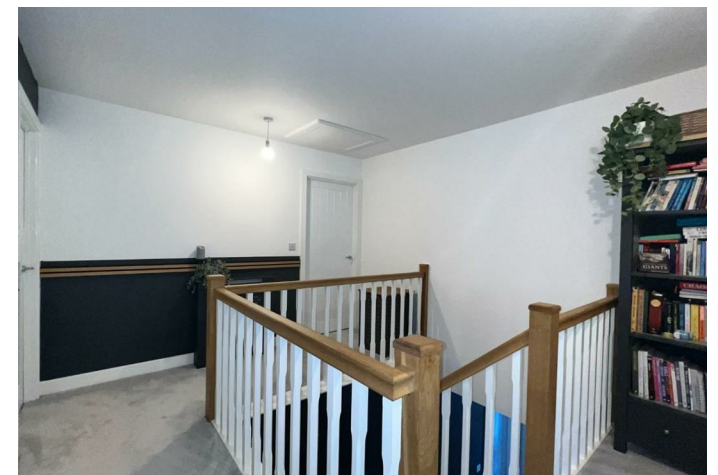
This exceptional 4/5 bedroom detached home, built by Bellway to the prestigious 'Watchmaker' design, offers approximately 1,900 square feet of stylish family living space. Located on a quiet, no-through road, the property is presented to an impeccable standard, boasting numerous upgrades throughout.

The entrance hallway, featuring LVT herringbone flooring that flows seamlessly through the ground floor, sets the tone with its dramatic décor and statement slatted panelling. To the front of the property, a generously proportioned lounge features a striking media wall with a contemporary living flame fire, providing a cosy yet modern focal point. Opposite, a further reception room can be utilised as a home study or play room.

The rear of the home opens into a bright and airy kitchen, dining, and family area, designed as the heart of the home and perfect for entertaining. The upgraded kitchen boasts two-tone cabinetry, contrasting white Silestone work surfaces, and a breakfast bar. High-specification built-in appliances include double ovens, a five-ring gas hob, 2 larder fridge freezers, and dishwasher. The central dining area flows effortlessly into a relaxed family seating space, with bi-fold doors leading to the rear patio and garden. A utility room and cloakroom/WC complete the ground floor.

Upstairs, the galleried landing leads to an impressive master suite, complete with a luxurious en-suite and a spacious dressing room with a range of built in wardrobes, (formerly the fifth bedroom). A second bedroom also features en-suite facilities, while bedrooms 3 & 4 and share a well-appointed family bathroom.

Externally, the property benefits from a landscaped front garden, a large double driveway to the side leading to a detached double garage, and a good-sized rear garden laid to lawn with a substantial patio area for outdoor enjoyment.











CONTINUED:

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Located within a short walking distance of Wynyard Primary School and close to local village amenities, this home offers the perfect blend of contemporary living and family-friendly convenience.

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
- * Gas fired central heating via radiators
- * Fully UPVC double glazed throughout
- * Water softener installed.
- * Council Tax Band: G - Stockton -on Tees. Annual Price £3,921
- * Freehold
- * Under NHBC certificate warranty
- * EPC: B83
- * Boarded out loft space with drop down ladder
- * Flood Risk :No Risk
- * Broadband : Basic 4 Mbps Superfast 45 Mbps Ultrafast 1000 Mbps

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 a community charge of £525.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringe

VIEWINGS:

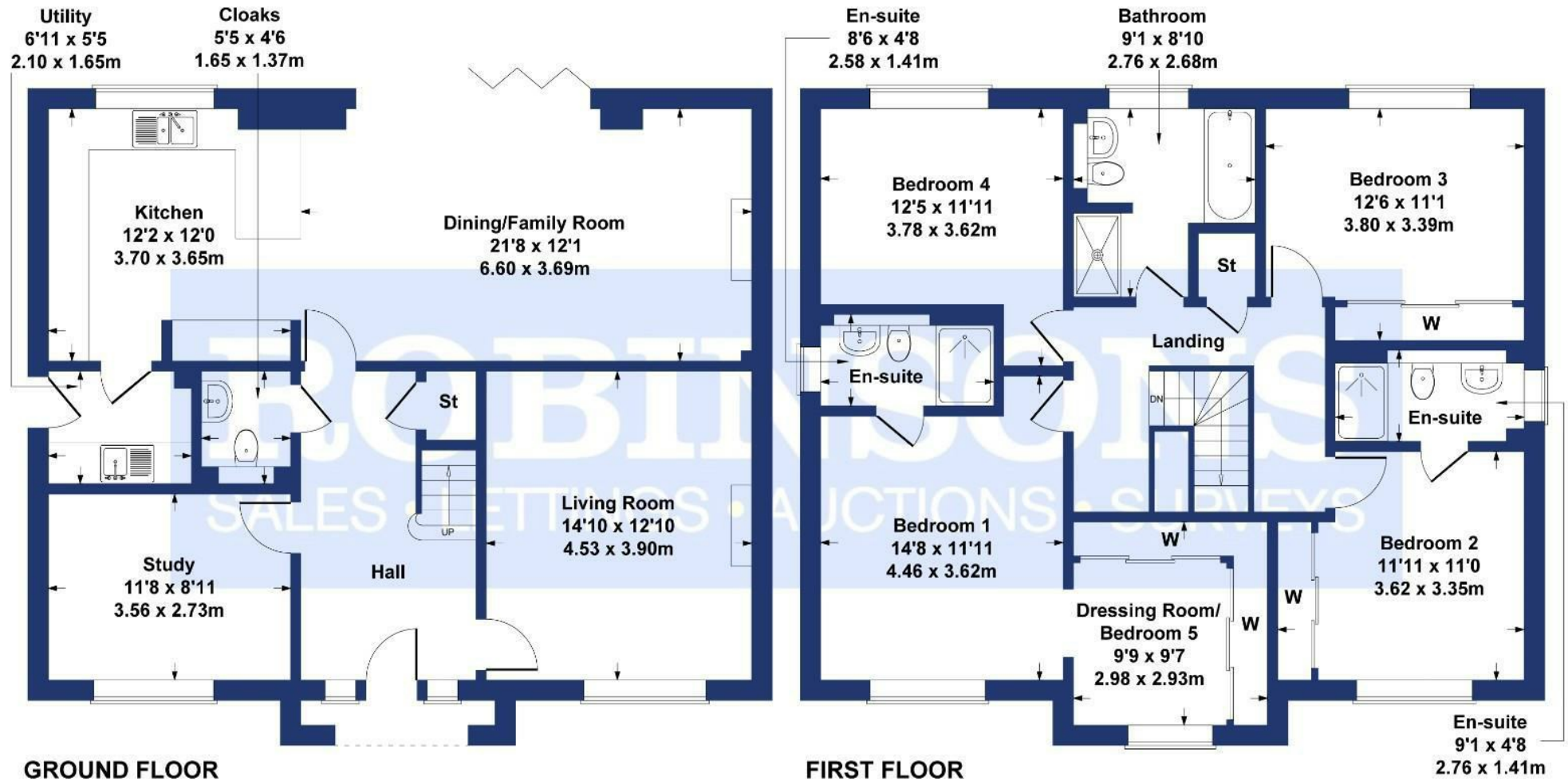
VIA:- Robinsons Wynyard

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Roe Way

Approximate Gross Internal Area
1884 sq ft - 175 sq m



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. 2024

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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