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35 SILVERMEDE ROAD
WYNYARD | TS22 5FR

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Located on Silvermede Road in the picturesque Wynyard, Billingham, this beautifully presented house offers an exceptional opportunity for those seeking a harmonious blend of modern living and natural beauty. With five spacious bedrooms and four well-appointed bathrooms, this home is designed to accommodate contemporary lifestyles with ease and elegance.

As you enter, you are greeted by an inviting reception room which provides ample space for relaxation and entertaining. The thoughtful layout ensures that natural light floods the interiors, creating a warm and welcoming atmosphere throughout. The property is particularly well-suited for families, with versatile living spaces that can adapt to various needs, including the possibility of a home office.

One of the standout features of this residence is the private rear garden, which boasts stunning views over the adjacent woodland. This tranquil outdoor space is perfect for unwinding after a long day, hosting gatherings with friends, or simply enjoying the serene surroundings that change beautifully with the seasons. The sense of privacy and seclusion offered by the garden enhances the overall appeal of the property.

In addition to its aesthetic charm, the home is equipped with modern conveniences, including solar panels that promote energy efficiency and sustainability. Electric vehicle owners will appreciate the dedicated EV charger, while the electric garage door provides secure and effortless access to the property.

With two en suite shower rooms, this home ensures comfort and convenience for all residents. Combining style, practicality, and a stunning woodland outlook, this property is a rare find that truly delivers on lifestyle and modern living. Do not miss the chance to make this exceptional house your new home.

Combining style, comfort, privacy and modern technology with a stunning woodland outlook, this is a home that delivers on both lifestyle and practicality. A property that truly needs to be viewed.





















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
Tel: 01740 645444
Email: info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Stockton Borough Council, Band G - Approx. £4316 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.





















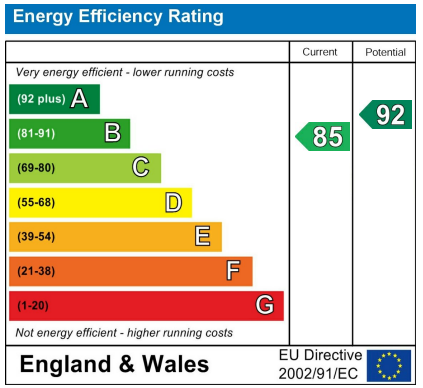


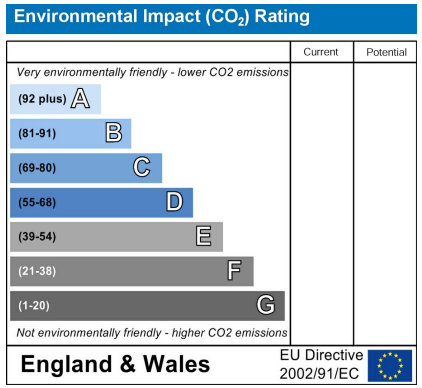

Stitch





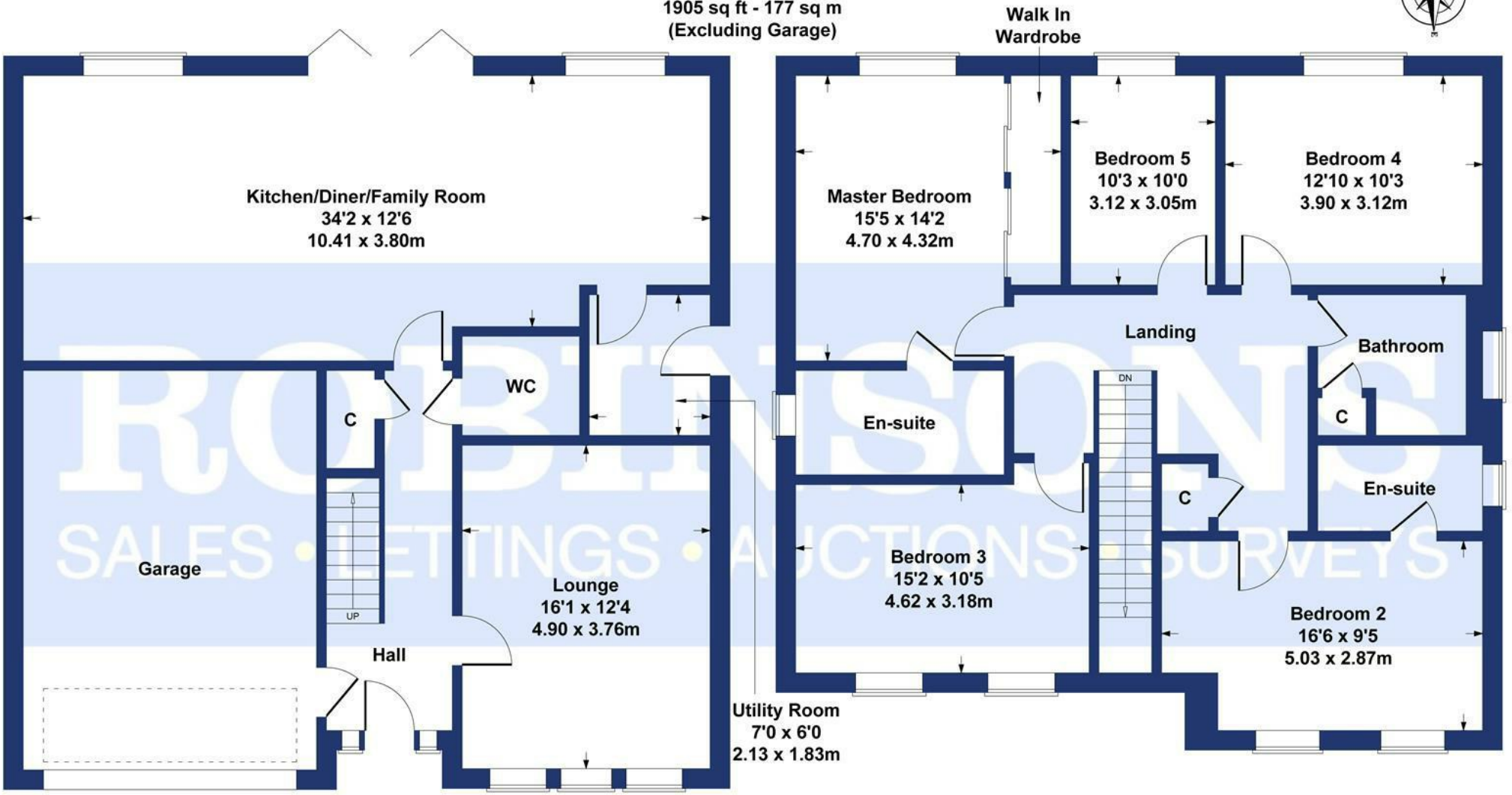



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
85
92
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Silvermede Road

Approximate Gross Internal Area
1905 sq ft - 177 sq m
(Excluding Garage)



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. 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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