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15 STONEY WOOD DRIVE  
WYNYARD | TS22 5TS



## 15 STONEY WOOD DRIVE WYNYARD | TS22 5TS

This impressive detached property, recently built by Bellway to their Poplar design, offers a sprawling 2200 square feet of luxurious living space across five bedrooms. The current owner has invested in tasteful upgrades throughout, making this a truly move-in ready home.

Step into a wide and inviting hallway that sets the stage for the grand feel of this house. The hallway leads seamlessly into the main reception areas, perfect for entertaining or creating a sense of flow throughout the home.

The centrepiece of the house is undoubtedly the large kitchen and family/entertainment area. Imagine whipping up culinary delights in the modern kitchen, complete with sleek dark blue cabinets, contrasting white granite work surfaces smoked mirrored splash backs and inset plinth lighting, centre island, and a plethora of high-end appliances, including double ovens, 5 ring gas hob, integrated fridge freezer, wine chiller, and dishwasher. Bi-folding doors open up to the landscaped rear garden, ideal for blurring the lines between indoor and outdoor living during the warmer months. A separate utility room and store room provide additional storage and functionality. Two further large reception rooms and a dedicated study offer a perfect blend of functionality and relaxation space.

Upstairs, the luxurious feel continues. The master bedroom is a true retreat, featuring a spacious dressing area with built-in wardrobes and a fully tiled en-suite bathroom. A second bedroom is equally impressive with its own en-suite facilities. Two further bedrooms share a well-appointed jack-and-jill en-suite bathroom, while a fifth bedroom and a separate family bathroom complete the comfortable sleeping quarters.



















#### CONTINUED:-

The property occupies a prime corner position, offering a sense of privacy and a pleasant outlook. The rear garden has been professionally landscaped, boasting established trees, shrubbery, and a large patio area with a metal pergola – perfect for enjoying al fresco dining and relaxing evenings outdoors. Completing the package is a detached double garage and driveway, providing ample parking space.

#### In Conclusion

This is a truly exceptional family home that caters to modern living. With its generous proportions, high-quality finishes, stunning upgrades, and beautifully landscaped exterior space, this property offers a perfect blend of style, functionality, and comfort.

#### 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:

- \* Freehold
- \* All mains services
- \* Water softener installed
- \* Evocare waterproof woodgrain flooring fitted to all of ground floor and first floor.
- \* Stockton-on-Tees
- \* Council Tax Band G ( £3,921.00 minimum Annual Price: )
- \* Conservation Area: No
- \* Flood Risk: Very low
- \* Internet speed Basic 11 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
- \* EER: B86
- \* UNDER NHBC BUILDING WARRANTY

The property is subject to a community charge of £495.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

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 parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

#### VIEWINGS:

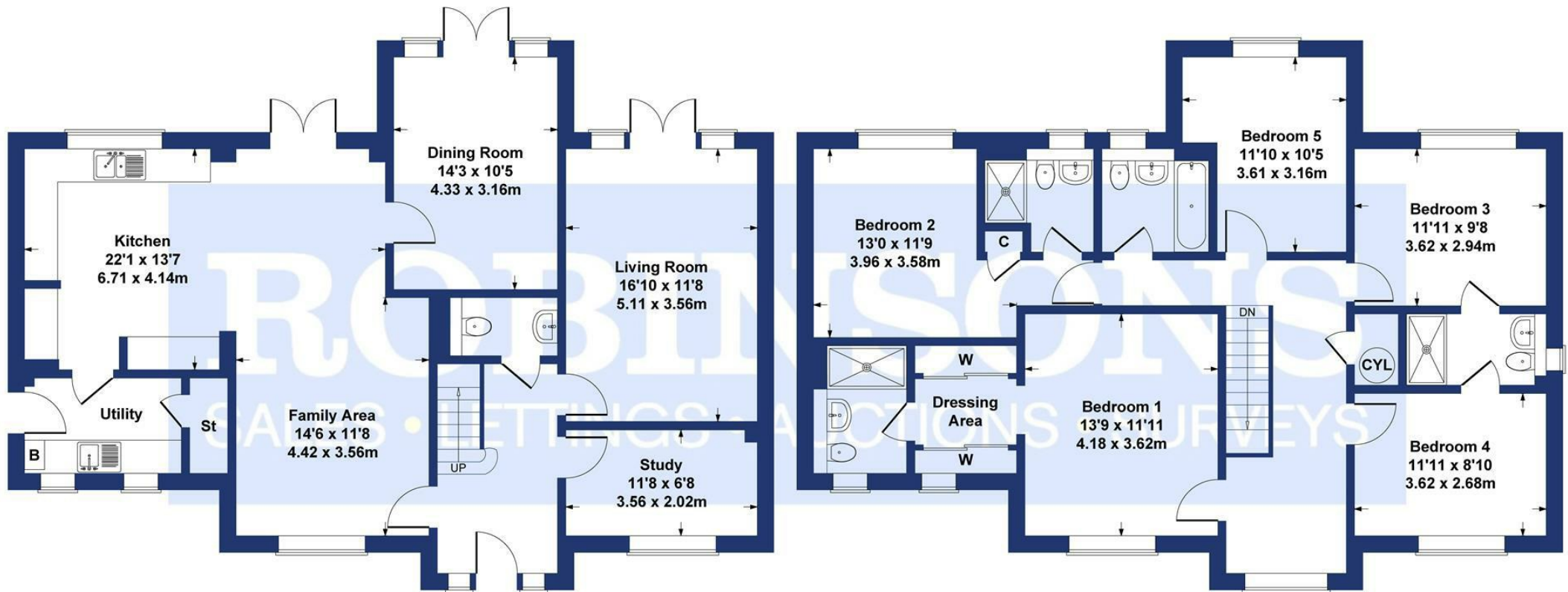
Via Robinsons Regency & Rural

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## Stoney Wood Drive

Approximate Gross Internal Area  
2122 sq ft - 197 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.

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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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.





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