

Drayton Gardens, Wynyard, TS22 5FP
4 Bed - House - Detached
£325,000

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Drayton Gardens
Wynyard, TS22 5FP

This stunning four-bedroom detached family home boasts upgraded modern fixtures, stylish fittings and contemporary décor throughout. Thoughtfully designed with modern family living in mind, this beautiful property combines generous, light-filled accommodation with exceptional style and practicality.

Upon entering through the double-glazed front door, you are welcomed by an inviting entrance hall leading to a cosy front-facing lounge, perfect for relaxing and unwinding. The heart of the home is the impressive open-plan kitchen and family living space to the rear. The modern fitted kitchen offers an extensive range of wall and base units, integrated appliances and ample space for a dining table, making it ideal for both everyday family life and entertaining. Flowing seamlessly into the family area, bi-folding doors open directly onto the rear garden, creating a wonderful indoor-outdoor living experience. Further benefits include a useful utility room with a personnel door providing access to the garage, alongside a contemporary guest WC.

Upstairs, the property offers four generous double bedrooms, providing excellent space for the whole family. The principal bedroom benefits from fitted wardrobes and stylish en-suite facilities, while a modern family bathroom serves the remaining three bedrooms.

Externally, the property enjoys an attractive open-plan frontage, with a double-width block-paved driveway leading to a single garage. Gated side access opens into the enclosed west facing rear garden, thoughtfully landscaped to provide a fantastic space for relaxation and entertaining. A superb patio area, complete with a remote-controlled canopy, is perfect for al fresco dining whatever the occasion. A lawned area, established flower beds, vegetable patch and greenhouse further enhance this versatile outdoor space.

Combining contemporary style, generous living space and beautifully landscaped gardens, this exceptional home is perfectly suited to modern family life.























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 breath-taking 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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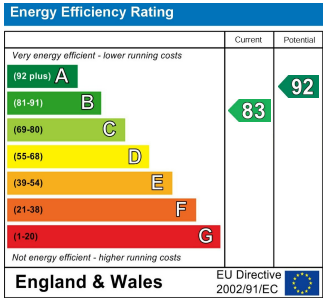
AGENTS NOTES

Council Tax: Stockton Borough Council, Band F - Approx. £3741 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.



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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