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30 WELLINGTON DRIVE
WYNYARD VILLAGE | TS22 5QJ

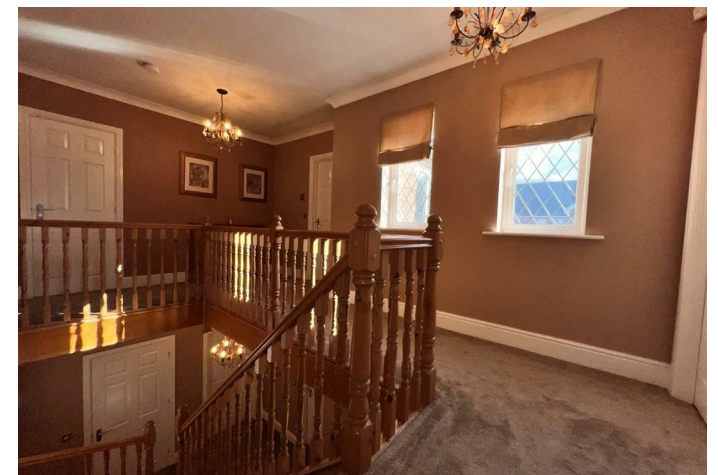
30 WELLINGTON DRIVE WYNYARD VILLAGE | TS22 5QJ

Discover this impressive 5-bedroom detached family home, crafted to the Tennyson design by the renowned Charles Church. From its elegant exterior, this property may appear modest, but it is deceptively spacious, offering versatile and well-appointed accommodation that caters to every family need.

Upon entering, you are welcomed by the well presented reception hallway that provides access to all the principal rooms on the ground floor. To the left, you'll find the expansive lounge, a bright and inviting space featuring a double aspect that floods the room with natural light. The focal point of the lounge is the striking inglenook fireplace, complete with a log-burning stove, creating a cozy atmosphere that is perfect for relaxing evenings.

The ground floor also boasts three additional reception rooms, each offering flexibility to be used as formal dining, a home office, playroom, or even a snug. The breakfasting kitchen is both stylish and practical, offering ample space for family meals. It comes fully equipped with modern appliances, and there's a convenient utility room adjacent, ensuring that the household remains clutter-free and organized.

To the first floor the master bedroom is a true retreat, featuring an entire wall of fitted wardrobes that provide extensive storage space, along with a private en-suite bathroom for added convenience. The second bedroom also benefits from its own en-suite, making it ideal for guests or family members seeking extra privacy. The remaining three bedrooms are well-proportioned and share access to the family bathroom, ensuring that everyone's needs are met. Located just a short stroll away from the Duke of Wellington Golf Club and bar, this home combines the tranquillity of a residential setting with the convenience of nearby leisure facilities. Whether you're an avid golfer or simply enjoy a leisurely walk in a picturesque environment, this location offers the best.











CONTINUES:-

Externally, this home continues to impress. The property is set on a generous plot with well-maintained lawned gardens to both the front and rear. The rear garden provides a peaceful space for outdoor activities and entertaining. Additionally, the property features a double garage, offering secure parking and additional storage, along with plenty of off-street parking for multiple vehicles.

Located just a short stroll away from the Duke of Wellington Golf Club and bar, this home combines the tranquillity of a residential setting with the convenience of nearby leisure facilities. Whether you're an avid golfer or simply enjoy a leisurely walk in a picturesque environment, this location offers the best of both worlds.

This Tennyson-designed home by Charles Church represents an exceptional opportunity for families seeking space, comfort, and a superb location. With its versatile layout and high-quality finishes, this property is perfectly equipped to provide a luxurious and comfortable lifestyle for its next owners.

AGENTS NOTES:-

- * All main services
- * Gas fired central heating via radiators throughout
- * Double Glazed throughout
- * Freehold
- * Council Tax Band: G Annual Price: £3,921
- * EPC: C
- * Broadband : Basic 3 Mbps Superfast 49 Mbps Ultrafast 1000 Mbps
- * Flood risk: No risk

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

LOCATION:

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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:

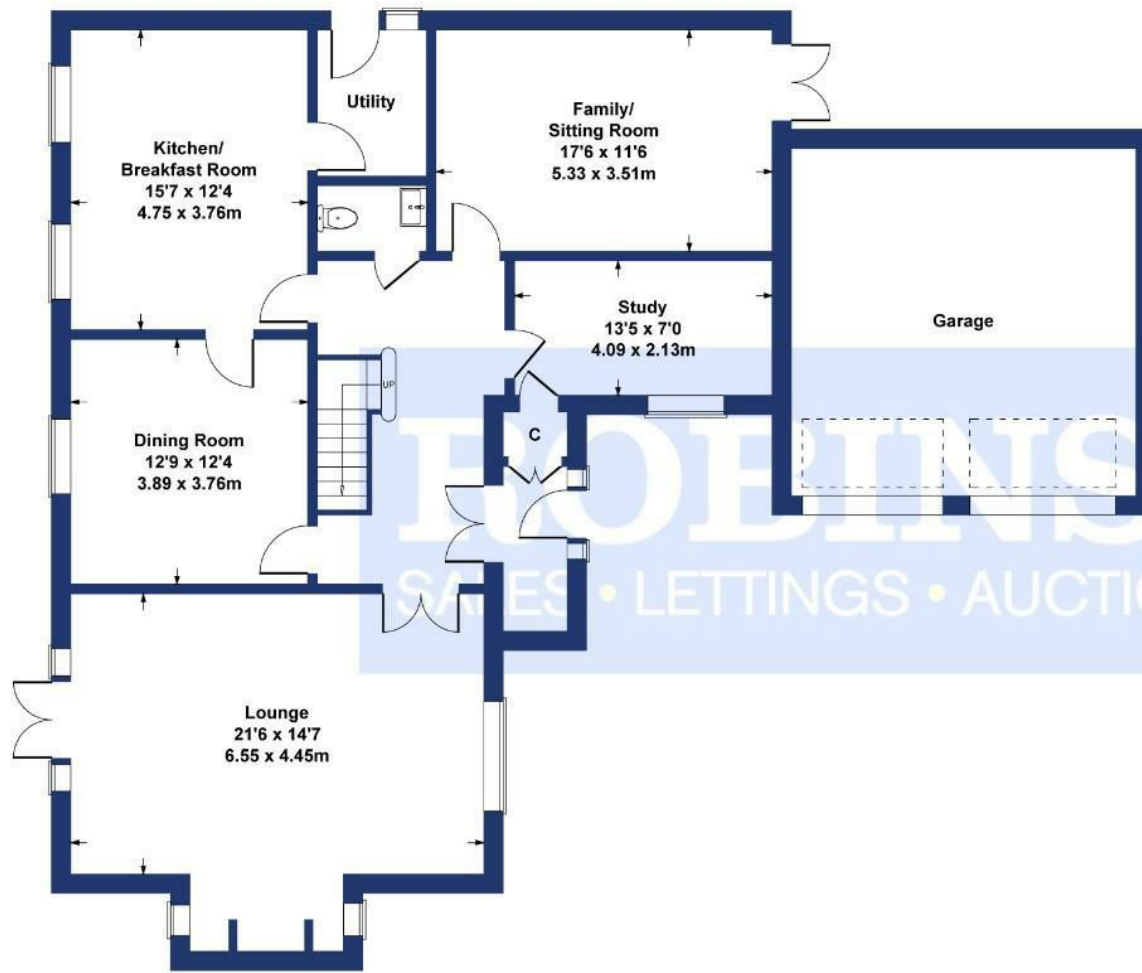
Via: Via Robinsons Wynyard

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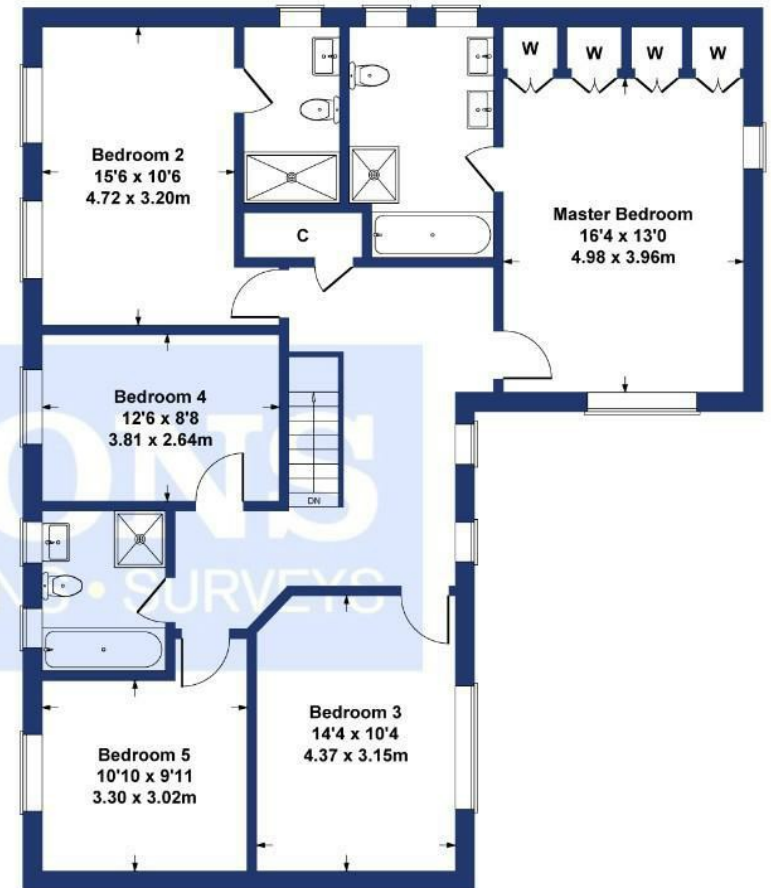
Email. info@robinsonswynyard.co.uk

Wellington Drive

Approximate Gross Internal Area
2545 sq ft - 236 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. 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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