

ROBINSONS

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11 Londonderry Close
Wynyard | TS22 5WD



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A Stunning Modern Detached Home at the End of a Peaceful Cul-de-Sac

Tucked away at the end of a quiet cul-de-sac, this beautifully presented three-bedroom detached house offers contemporary living with timeless charm. Built to a high standard, the property is ideal for those seeking stylish yet practical living space in a desirable and tranquil setting.

Step inside to a welcoming lounge featuring a charming bay window, enhanced by elegant wall panelling that adds warmth and character. To the rear of the home, a stunning open-plan kitchen and dining area forms the heart of the house. A perfect blend of modern and classic, the kitchen boasts a range of high-quality units, granite work surfaces, and a stylish breakfast bar, all complemented by oak herringbone flooring throughout.

Natural light floods the space thanks to a vaulted ceiling with skylights and expansive bi-fold doors that open seamlessly onto the enclosed rear garden—ideal for both everyday living and entertaining.

A useful ground floor WC adds convenience, while upstairs, the master bedroom benefits from en-suite facilities, with the remaining two bedrooms served by a sleek and modern family bathroom.

Outside, the home enjoys a lawned front garden and a side driveway leading to a detached garage, providing ample off-street parking. The rear garden is fully enclosed, featuring raised planters and a paved patio area, offering a peaceful space to relax or host guests.

Located just a short distance from village amenities, this is a superb opportunity to acquire a home that effortlessly combines comfort, quality, and location.



AGENTS NOTES:-

- * All main services
- * Gas fired central heating via radiators
- * Upvc double glazed throughout
- * EER - 84B
- * Council Tax Band - Hartlepool Borough Council
- * Currently under NHBC building certificate

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 an annual community charge of £425.00 including VAT to cover security services and the maintenance of public open spaces.

LOCATION:

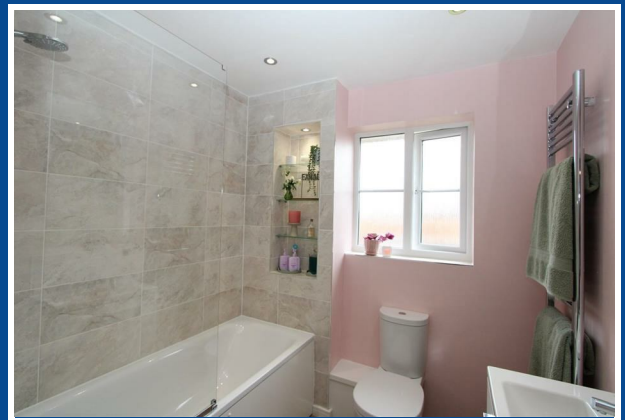
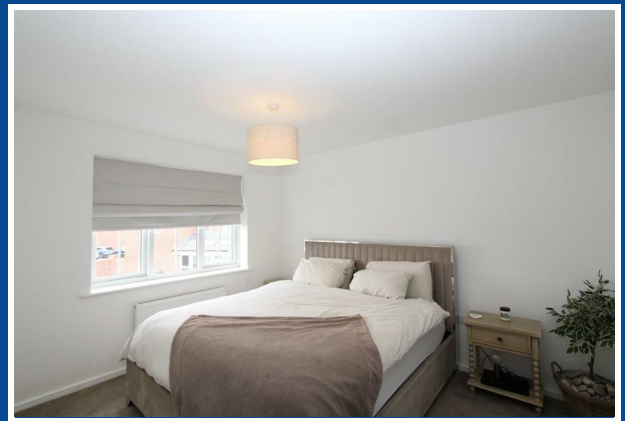
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard 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 Wynyard

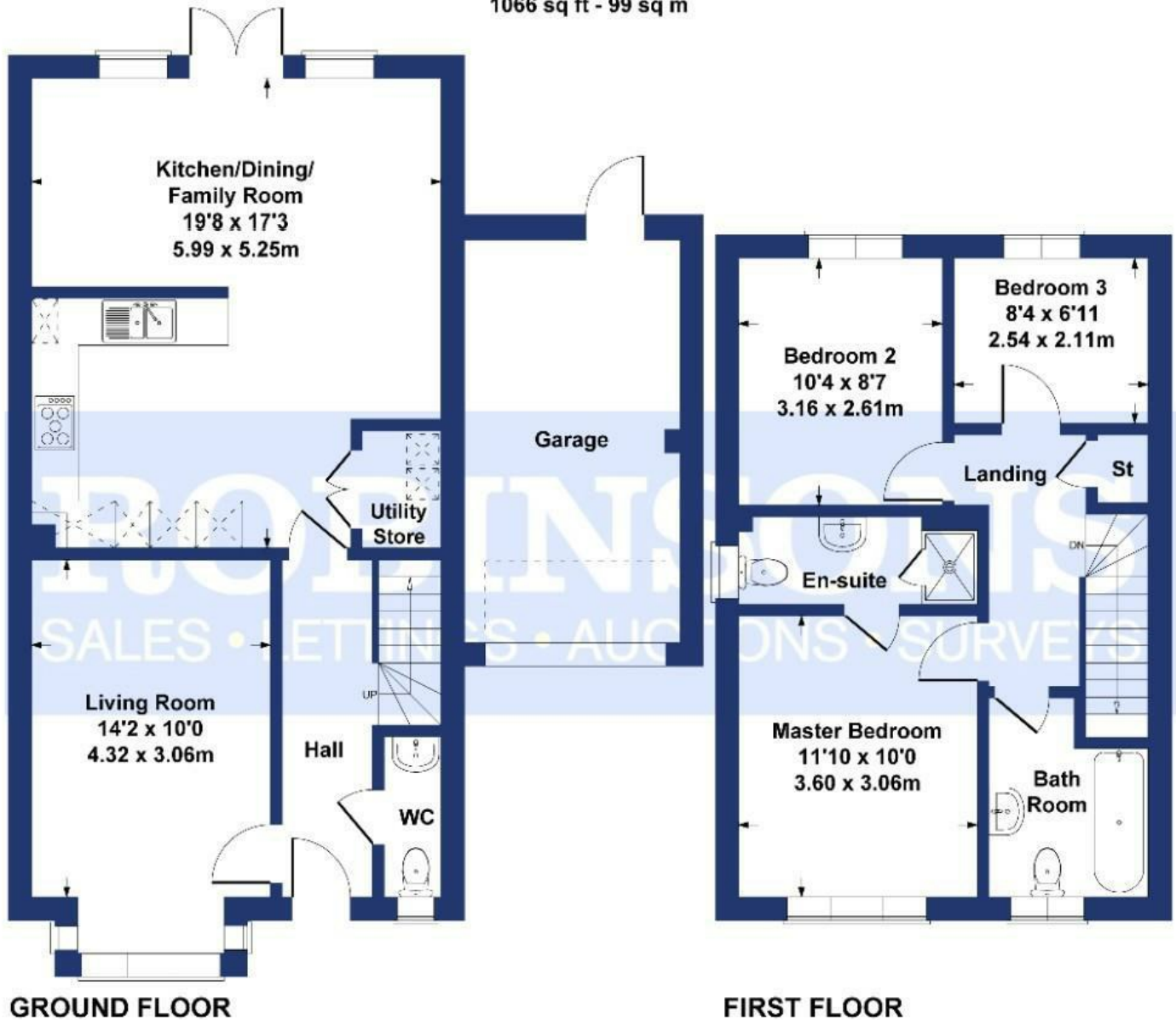
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11 Londonderry Close, Wynyard, Billingham, TS22 5WD

Approximate Gross Internal Area
1066 sq ft - 99 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.



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.