



**FINE & COUNTRY**  
Homes from Robinsons

42 WELLINGTON DRIVE  
WYNYARD | TS22 5QJ

# 42 WELLINGTON DRIVE

## WYNYARD | TS22 5QJ

Occupying a pleasant position upon Wellington Drive, we offer for sale this attractive Georgian style 5 bedroom detached family home. Built by Charles Church to the 'Malham' design the accommodation provides a versatile layout.

Well presented throughout the layout briefly comprises of entrance hallway with granite flooring, cloaks/wc and stairs to first floor. At either side there are 2 reception rooms, a spacious lounge with feature fire surround and granite flooring. whilst across the hallway a dining room again with granite flooring. To the rear of the property there is a large breakfasting kitchen with built in appliances and breakfast bar along with a useful utility room. French doors gives access to a conservatory to the rear. A further reception room, provides an ideal family room.

To the first floor a galleried landing gives access to all bedrooms. The master bedroom has a dressing area with built in wardrobes and en-suite facilities. A second guest room has built in wardrobes and en-suite, whilst the 3 remaining bedrooms are serviced by the family bathroom that has both bathing and separate shower facilities. There is also a useful study to the front with French doors and Juliet balcony. The property occupies a spacious plot with wrap around gardens, established Laurel hedging to the front offering a great deal of privacy. To the rear there are further gardens, raised decked sun terrace with pergola over, double drive and double garage.

The property is situated with walking distance to the Wellington Golf Club and short travelling distance to the village amenities.











#### AGENTS NOTES:-

- \* All main services
- \* Upvc double glazed throughout
- \* Gas fired central heating via radiators
- \* Council tax band:
- \* Freehold
- \* EER:- B88

The property is subject to a community charge of £450.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### 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. Developed largely in the late 20th century, 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 around the village, together with championship golf courses make it the perfect location for enjoying the outdoors.

Wynyard lies south of the A689 Sedgefield-Hartlepool road and is minutes from the A19. Train services to London and Scotland are available from Darlington while Durham Tees Valley Airport, around 30 minutes away, serves both the leisure and business markets.

#### VIEWINGS:-

Via Fine & Country Wynyard

TEL:- 01740 645444

# 42 Wellington Drive

Approximate Gross Internal Area

2405 sq ft - 223 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.

Produced by Potterplans Ltd. 2022

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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