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68 BLOOMFIELD DRIVE  
WYNYARD | TS22 5FA

# 68 BLOOMFIELD DRIVE

## WYNYARD | TS22 5FA

Occupying a very pleasant position on the fringe of this development we are delighted to offer for sale this large 4 bedroom detached home. Built by Storey homes to The Oxford design providing approximately 1800 sq ft of accommodation. A wide and inviting hallway with ceramic tiled flooring gives access to all ground floor rooms. A study /snug is located to the front, whilst the main living space is to the rear. A good sized lounge has French doors leading to the rear garden. The breakfasting kitchen is well appointed and fitted with a modern range of grey Shaker style units with contrasting work surfaces, built in appliances include, double oven, 5 ring gas hob, microwave, fridge' freezer and dishwasher. Bi-fold doors open onto the patio area to the rear. A useful utility room and cloaks/WC conclude the ground floor space. To the first floor the two front bedrooms advantage from fully tiled en-suites and pleasant views of communal land and farm land beyond. The 2 remaining double bedrooms are serviced by the family bathroom which has both bathing and double shower facilities.

Externally to the front there is a double width block paved drive leading to a double integral garage with electric roller door, whilst to the rear there is a generous sized garden predominantly laid to laid with paved patio running the width of the property. Established shrubbery to the borders. A useful garden shed is to the side.

The village amenities are within short travelling distance.











#### AGENTS NOTES:-

- \* All main services
- \* Gas fired central heating via radiators
- \* UPVC Double glazing
- \* Freehold
- \* Council Tax Band: F Stockton
- \* EER 84B 5FA
- \* Under builders warranty

\* The property is subject to a community charge of £380.00 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. 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 Regency & Rural

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# Bloomfield Drive

Approximate Gross Internal Area

2083 sq ft - 194 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. 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. 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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