

# ROBINSONS

SALES • LETTINGS • REGENCY & RURAL



11 Goldcrest Crescent  
Wynyard Park | TS22 5FT





Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

# 11 Goldcrest Crescent Wynyard Park | TS22 5FT

We offer for sale this David Wilson three bedroom detached home. Built to the 'Bradwell' Design this family home has a delightfully traditional look with its sash style windows and elegant Georgian look entrance. Inside large white tiles run throughout the ground floor space. The front aspect fitted kitchen and breakfast area is very much designed for modern day living with a range of built in appliances including, double oven, gas hob, fridge, freezer and dishwasher. The large lounge and dining area has access to the rear garden via French Doors and extended living space in good weather. The integral garage provides added security.

To the first floor the good sized master bedroom has en-suite facilities and built in wardrobes, whilst the remaining two double bedrooms are serviced by the family bathroom.

Externally there is a small front garden, double length drive leading to the garage, whilst to the rear there is an enclosed lawned garden with patio, planted borders and Summer House.





#### AGENTS NOTES:

- \* All mains services
- \* Local Authority: Stockton-on-Tees
- \* Council Tax Band : E: (£2,614 (min)
- \* Flood risk: Very low
- \* Broadband ; Basic 6 Mbps Ultrafast 1000 Mbps
- \* Freehold
- \* EER: 82B

The property is subject to a community charge of £350 + VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

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 parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

#### 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. 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

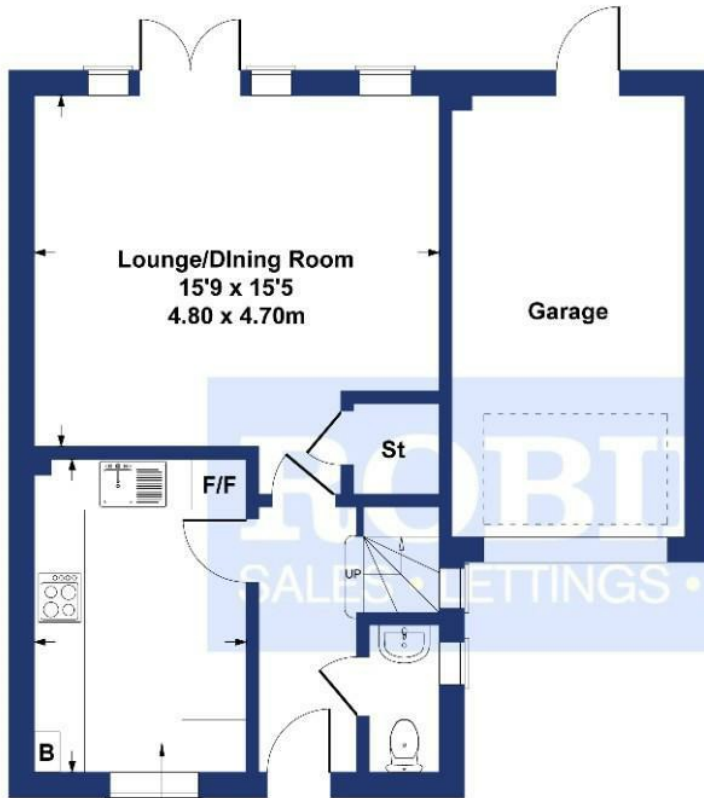
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# Goldcrest

Approximate Gross Internal Area  
1150 sq ft - 107 sq m



Kitchen/Breakfast Room  
12'2 x 8'3  
3.71 x 2.51m

## 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.