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10 FULTHORPE GROVE  
WYNYARD | TS22 5QZ

# 10 FULTHORPE GROVE WYNYARD | TS22 5QZ

Nestled in the sought-after cul-de-sac of Fulthorpe Grove within the prestigious Wynyard development, this stunning four-bedroom detached house, on a unique plot, offers an exceptional living experience. The property boasts an abundance of natural light and substantial living space, making it a perfect family home.

As you enter, you are greeted by a grand reception hall adorned with Amtico flooring (which extends throughout the kitchen, utility and study), leading you to four generously sized reception rooms that provide ample space for relaxation and entertainment. The 30-foot dual-aspect lounge is a great family space and has patio doors leading out to the landscaped gardens. The heart of the home is the well-appointed kitchen, featuring an extensive range of wall and base units, integral appliances, and a convenient breakfast bar. A separate dining room, with a bay window and views of the rear garden and golf course seats 8-people comfortably. There is a generous study, fitted out with Neville Johnson units and a family room at the rear of the property with access to the landscaped gardens. A separate utility room and two ground floor toilets enhance the practicality of this delightful residence.

The sleeping quarters comprise four double bedrooms, each equipped with fitted wardrobes. The master bedroom is particularly impressive, featuring a dressing area and additional Hammonds wardrobes and dressing table, along with an en-suite bathroom that includes a luxurious Jacuzzi bath and separate large shower. Bedroom two also benefits from an en-suite with large shower, ensuring comfort and privacy for all family members. A generous family bathroom with bath and separate large shower completes the upstairs accommodation.







## FURTHER INFORMATION

The property is set amidst beautifully landscaped gardens, both at the front and rear. The drive at the front of the property offers ample parking space and a double garage. The rear garden, which is private and fully enclosed, features a lovely lawn and patio area, perfect for entertaining guests or enjoying peaceful moments with family, all while taking in the fabulous, tranquil views across Wynyard golf course. This remarkable home combines exceptional space, light, elegance, comfort, and practicality, making it an ideal choice for those seeking a serene lifestyle in a prestigious location.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 15 Mbps, Superfast, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Poor - Average

Tenure: Freehold

Council Tax: Durham County Council, Band G (£3921 Min)

Energy Rating: C

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 authorities. Robinsons cannot accept liability for any information provided.

The property is subject to a community charge of £525.00 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 Wynyard

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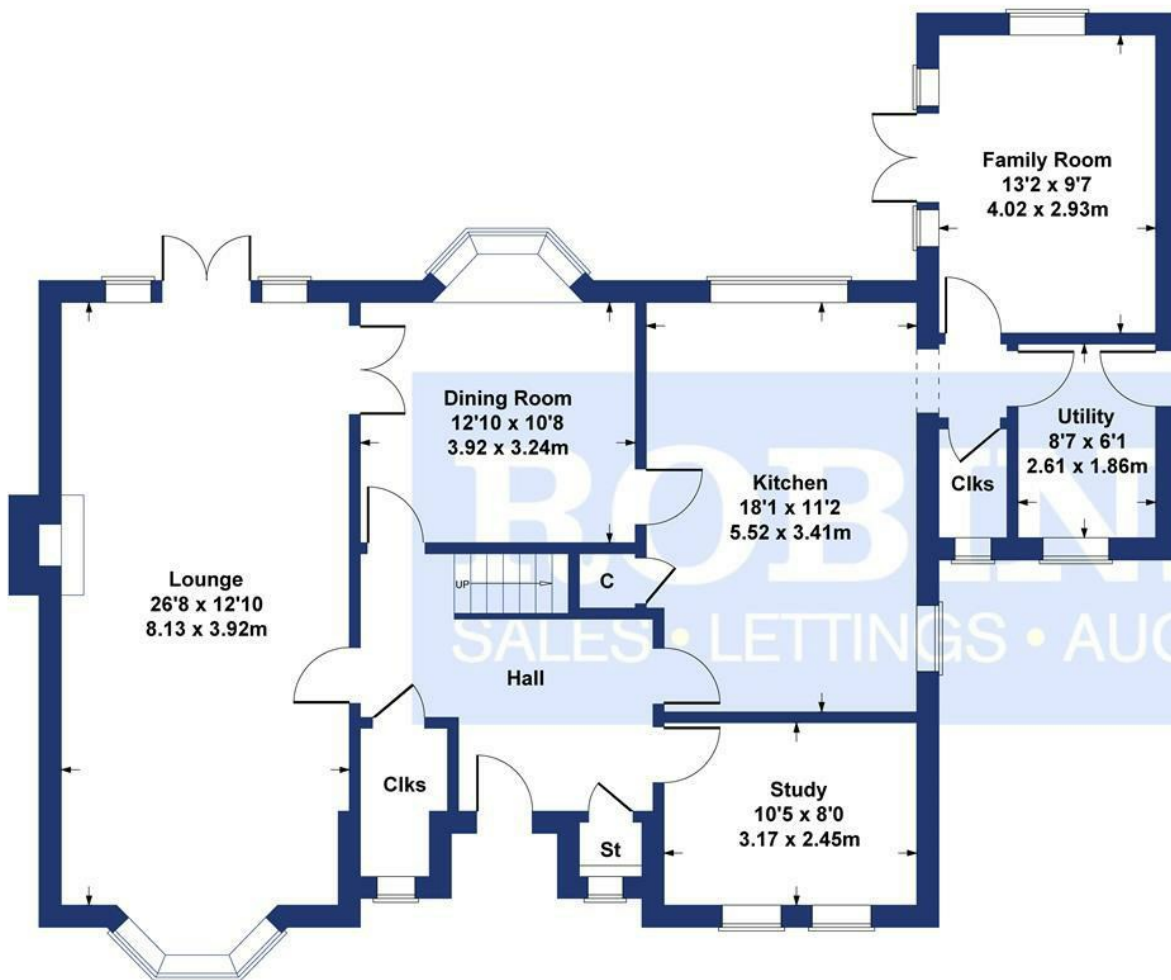
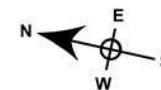


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

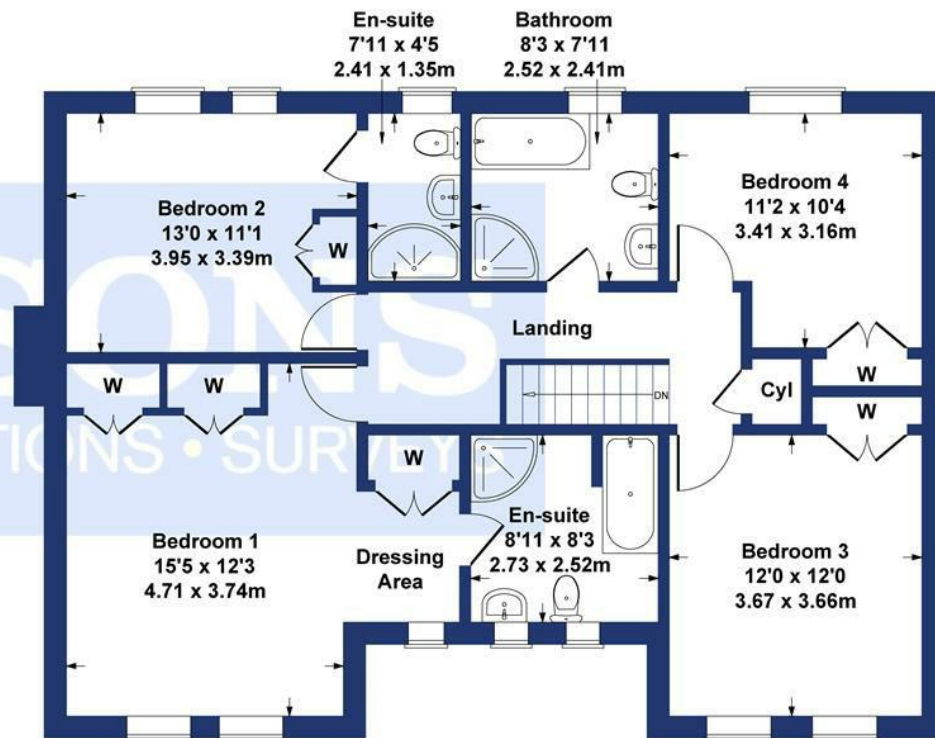
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

# Fulthorpe Grove

Approximate Gross Internal Area  
2185 sq ft - 203 sq m



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. 2025

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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