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5 BLACK SPRUCE CLOSE
WYNYARD | TS22 5TN

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A STUNNING FIVE-BEDROOM HOME IN THE HEART OF WYNYARD WOODS

Positioned within the prestigious Wynyard Woods development, this exceptional five-bedroom residence occupies a generous and wonderfully private plot, featuring a large wraparound garden with an enviable sense of seclusion.

A striking grand galleried hallway, framed by an impressive full-height glass frontage, creates a spectacular first impression and sets the tone for the luxurious accommodation throughout.

At the heart of the home is an impressive open-plan kitchen, dining and family room, perfectly designed for modern family life and entertaining. Bi-folding doors open onto the landscaped garden, creating a seamless connection between inside and out. The high-specification kitchen features granite worktops, integrated Bosch appliances, under-unit lighting and a walk-in pantry, with additional space for an American-style fridge freezer.

A bright formal lounge with contemporary gas fire provides an elegant space to relax, while a separate snug offers excellent versatility as a home office, media room or playroom.

The luxurious principal suite provides a private retreat, complete with Juliet balcony, bespoke walk-in dressing room and a beautifully appointed en-suite featuring a four-piece suite, including a freestanding bath, separate shower and twin vanity sinks. Bedroom two benefits from its own en-suite shower room, while three further generous double bedrooms are served by a stylish family bathroom with a four-piece suite and vaulted ceiling with Velux windows.

Outside, the private wraparound garden features a sun terrace, lawn and substantial summer house, ideal as a home office, entertaining space or private bar. A generous block-paved driveway and integral double garage complete the impressive exterior.

Further benefits include integral solar panels, an EV charging point, adding both style and modern energy efficiency.

LOCATION

Wynyard is one of the North East's most exclusive locations, combining rural tranquillity with easy access to nearby urban centres. Set within attractive countryside, it offers a private, thriving community centred around a village pub, restaurant, store and scenic duck pond. Surrounded by mature landscaping, the area features extensive walking trails, bridleways and championship golf courses, with the North York Moors and Cleveland Hills close by and excellent road links via the A19 to Middlesbrough, Durham and Sunderland.

VIEWINGS

Via Robinsons Regency & Rural
Tel: 01740 645444
Email: Info@robinsonswynyard.co.uk

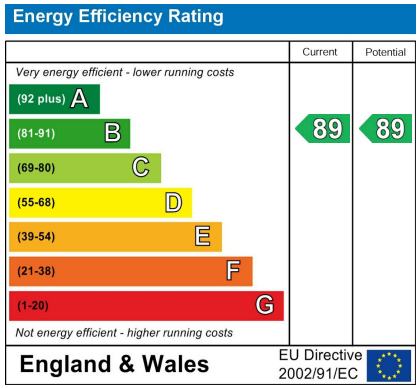
AGENTS NOTES

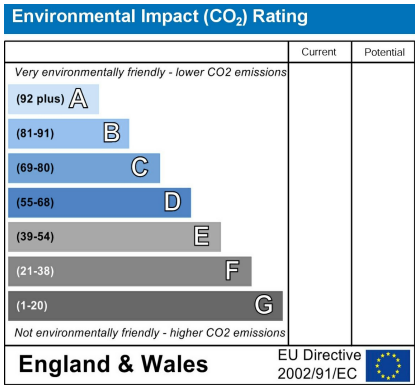
Council Tax: Hartlepool Council, Band G - Approx. £4267 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – N/A
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying 0ut these checks.

RISE
& SHINE


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
89
89
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

Black Spruce Close

Approximate Gross Internal Area
3546 sq ft - 329 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. 2026

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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