



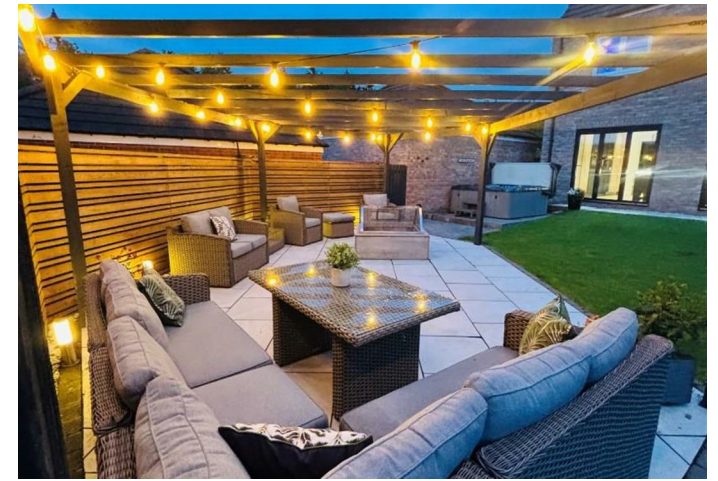
ROBINSONS
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12 SNOWDROP AVENUE
WYNYARD | TS22 5RA

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Set within the prestigious and highly sought-after Wynyard Park development, this exceptional four-bedroom detached home on Snowdrop Avenue offers the perfect blend of luxury, comfort, and modern family living. Built by Taylor Wimpey to the desirable Stirling design, the property boasts striking kerb appeal with a double driveway and detached double garage. Inside, a spacious entrance hall with a central staircase, bay window, and elegant feature lighting welcomes you into a beautifully presented, show-home-worthy interior. The ground floor flows effortlessly with contemporary neutral tones and high-end finishes, anchored by a recently fitted, bespoke open-plan kitchen—complete with two-tone units, a central island with quartz worktops, integrated appliances including double ovens, warming drawers, built-in coffee machine, wine cooler, and a 5-in-1 Quooker tap. The extended dining/family area, enhanced by upgraded double bi-fold doors, floods the space with natural light. Additional ground-floor highlights include a formal lounge, cosy family snug, stylish cloakroom, and a practical utility room.

Upstairs, four generous bedrooms include a luxurious principal suite with fitted wardrobes and a private ensuite, a second ensuite bedroom ideal for guests, and a sleek family bathroom. Outside, the enclosed rear garden offers an idyllic escape with zoned seating areas, ambient lighting, a built-in fire pit, and a dedicated hot tub zone—perfect for both entertaining and relaxing. This stunning home truly offers space, style, and sophistication at every turn. Early viewing is essential to fully appreciate the quality and attention to detail on offer.



















AGENTS NOTES:-

- * All main services
- * Electric charging point
- * Hot & Cold external taps
- * External sockets
- * Water softener installed
- * Freehold
- * Council Tax Band G - Hartlepool
- * EER

* 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:-

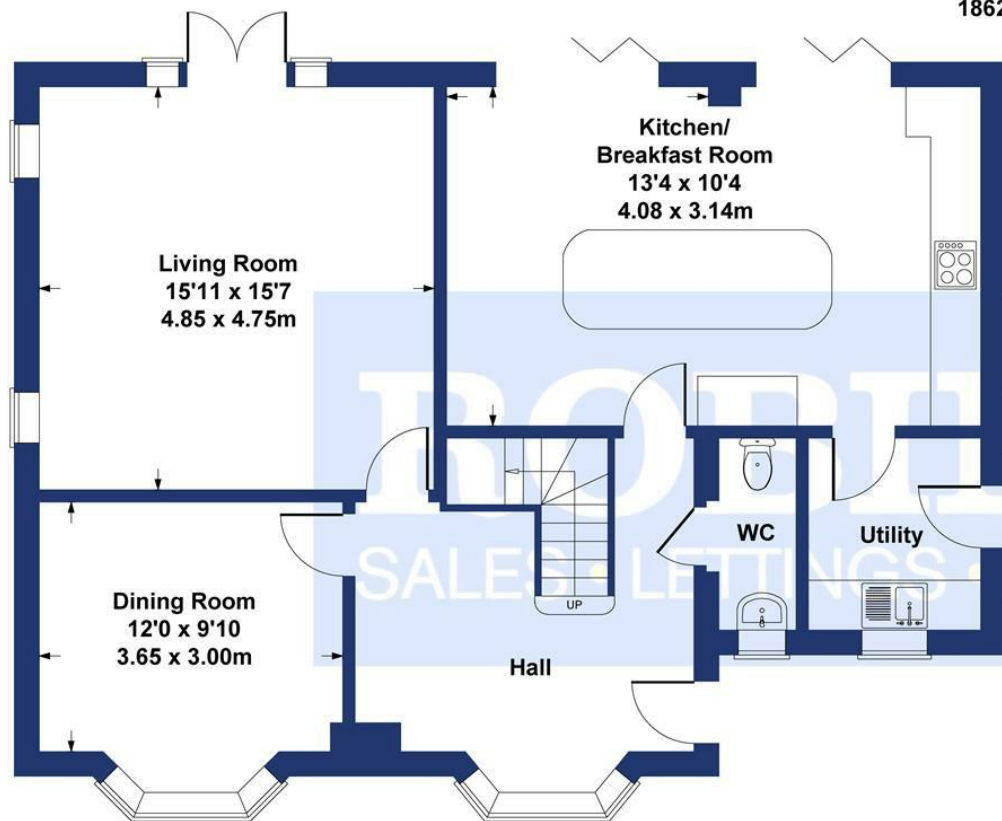
VIA:- Robinsons Wynyard

TEL:- 01740 645444

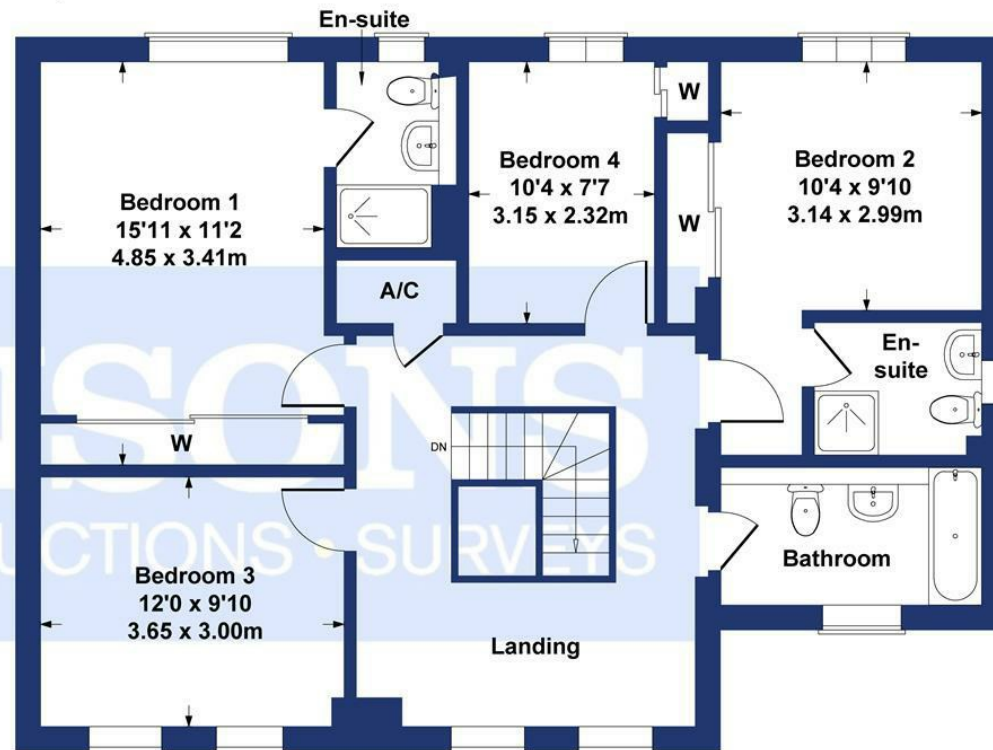
EMAIL:- info@robinsonswynyard.co.uk

Snowdrop Avenue

Approximate Gross Internal Area
1862 ft - 173 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.



Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

info@robinsonswynyard.co.uk