



**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

13 ELDERBERRY CLOSE  
WYNYARD PARK | TS22 5US

# 13 ELDERBERRY CLOSE WYNYARD PARK | TS22 5US

## NO ONWARD CHAIN

Tucked away in a peaceful corner of a small cul-de-sac and backing onto serene woodlands, this beautifully presented four-bedroom detached home, built by Taylor Wimpey in the sought-after 'Shelford' design, offers spacious and modern family living with the added benefit of a chain free sale.

The ground floor boasts a welcoming entrance hall, stylish front lounge with bay window, versatile study/office, cloakroom WC, and an impressive open-plan kitchen/dining area fitted with a range of sleek, modern white units and built-in appliances – ideal for family life and entertaining. French doors lead to the rear garden and allows additional light to flood in.

Upstairs, a generous landing leads to the main bedroom featuring built-in wardrobes and a contemporary en-suite. Three further double bedrooms and a modern family bathroom with a three-piece suite complete the first floor.

Externally, the property benefits from a well-maintained front garden with a powered summerhouse, while the rear garden offers a fantastic outdoor entertaining space with a large flagstone patio, astro turf lawn, raised planter and direct access to the woodland.

Additional features include a double-width tarmac driveway, a detached double garage with power lighting and EV charging point.











### AGENTS NOTES:

- \* All main services.
- \* Gas fired central heating via radiators
- \* EV charging point to garage.
- \* Freehold
- \* EER B85
- \* Council tax band F

\*The property is subject to an annual community charge of £395.00 including VAT to cover security services and the maintenance of Wynyard public open spaces.

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.

### 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

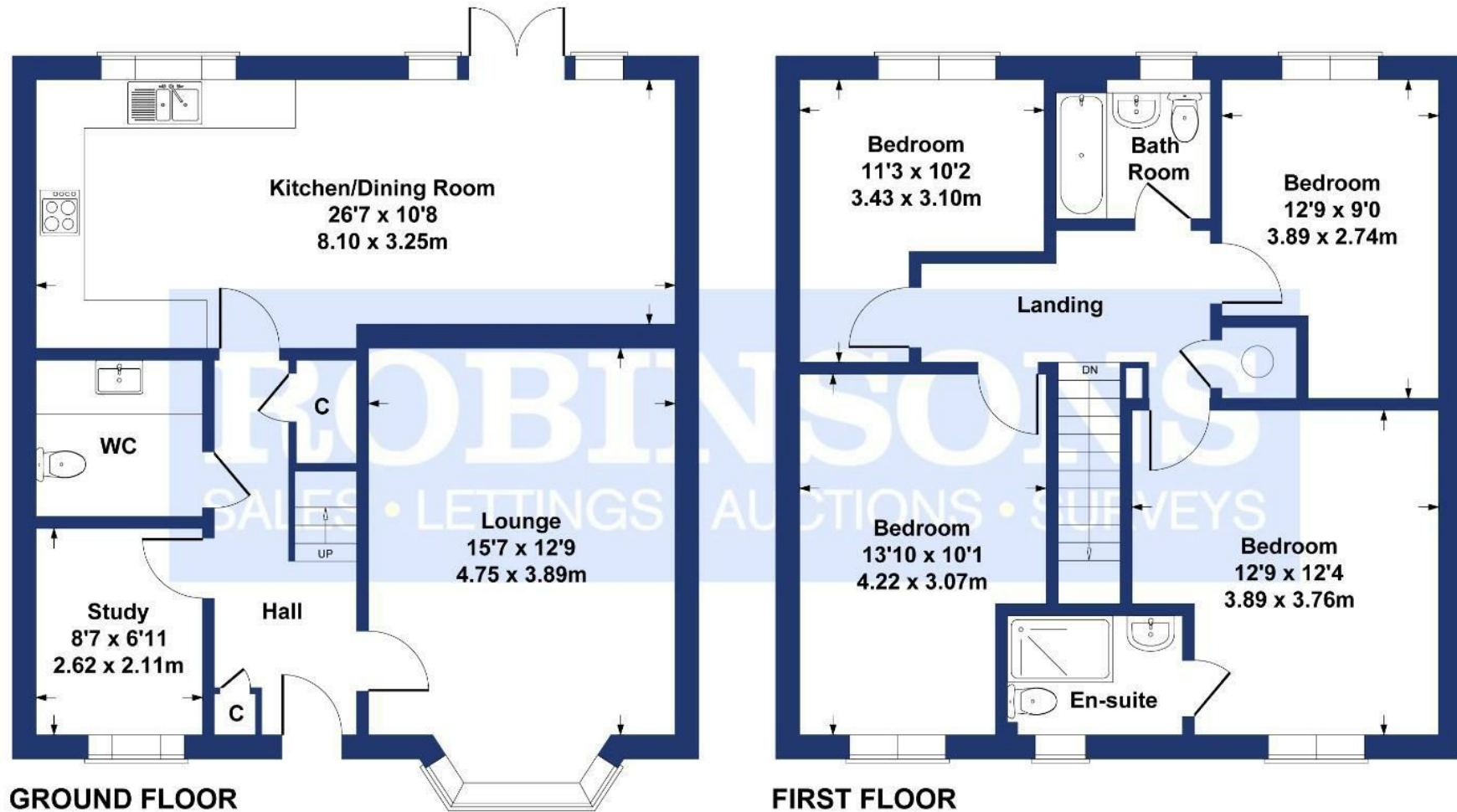
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# Elderberry Close

Approximate Gross Internal Area  
1461 sq ft - 136 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. 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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