



**FINE & COUNTRY**  
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31 WELLINGTON DRIVE  
WYNYARD | TS22 5QJ

# 31 WELLINGTON DRIVE WYNYARD | TS22 5QJ

With a flawless blend of open plan living and perfectly formed family accommodation, 31 Wellington Drive is the kind of property which meets every expectation for modern living.

Especially on the ground floor which offers the ideal space for both entertaining and day to day family life.

Centred on space that does it all, the back of the property comprises the kitchen, dining and sitting area all seamlessly blending into each other yet retaining distinct, individual zones thanks to the layout and architectural design. The cook can work away independently, yet still be within hearing distance, while those watching TV remain undisturbed. It's warm, welcoming and stylish, light and bright, with direct access to the garden an added bonus.

The kitchen is fitted with pale grey timber units complemented by black granite worktops and a range cooker.

Whilst much of family life is likely to be centred on this communal space, the property is well served with a comfortable lounge and dedicated study to the front.

There are four bedrooms and a family bathroom upstairs, all accessed off a central landing. The master suite is at the front and has built-in wardrobes and a fabulous, contemporary en suite shower room.

Extending to almost 1,800sq ft, the house feels spacious and is beautifully presented throughout.

This continues to the outdoor space which, at the front, comprises a neat lawn and shrubs behind estate fencing.

The property comes with a garage and parking area to the rear with access into the garden, which has a hedge boundary. There is a paved patio and a decked area with space for outdoor dining and the must-have hot tub offering a chance to lie back and watch the stars.











#### AGENTS NOTES:

- EER: To Be Confirmed
- Fully UPVC Double Glazed
- Gas Fired Central Heating
- All Main Services
- Freehold

The property is subject to a community charge of £420.00 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:

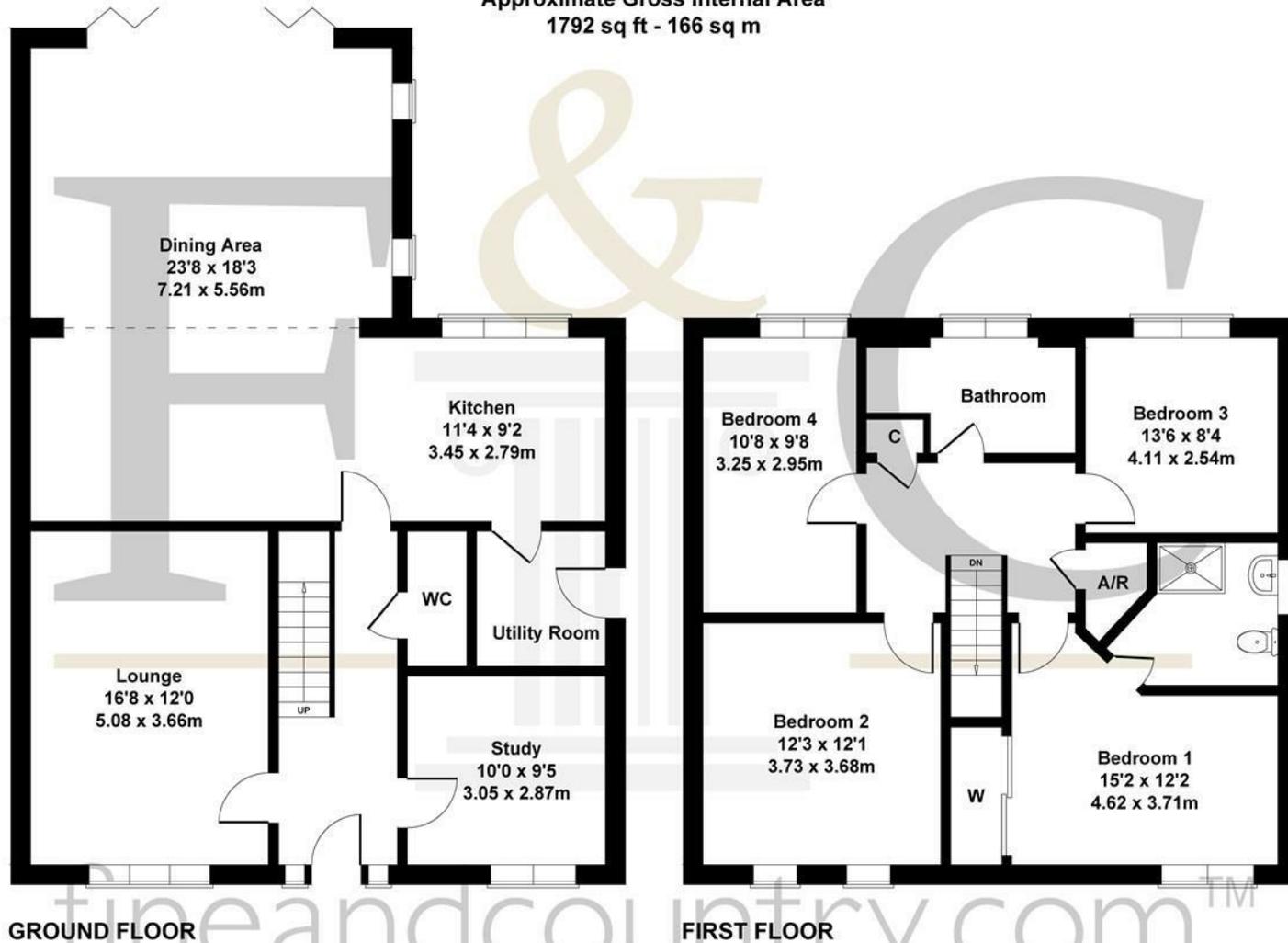
Via Fine & Country

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# 31 Wellington Drive

Approximate Gross Internal Area  
1792 sq ft - 166 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. 2020

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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