



## CREEK WAY, WYNYARD, TS22

### OFFERS OVER £650,000 Freehold

Set on a generous corner plot in a quiet Wynyard cul-de-sac, this exceptional 5 bedroom home offers spacious living, a stunning garden room, and beautifully landscaped gardens. Ideal for families, with top schools, woodland walks, and village amenities nearby. CALL NOW TO VIEW

- Large Plot
- 5 bedrooms
- East facing garden
- Beautiful high quality kitchen with island unit
- Corner Plot
- Large garden room
- Gated Driveway
- Generous garden

Set within an exclusive cul-de-sac in one of Wynyard's most desirable residential locations, Creek Way is a beautifully presented five-bedroom, three-bathroom detached home that combines exceptional space, refined design, and a plot size that is seldom found in modern developments.

Positioned on a substantial corner plot, with private gardens wrapping around the home, this is a residence that offers not only comfort and luxury but also a lifestyle of tranquillity, connection, and convenience, ideal for discerning families.

From the outset, the home conveys a sense of presence and quality. A gated block-paved driveway provides secure parking and access to a double garage, complete with an electric roller door and EV charging point. The manicured front garden, enclosed by a traditional deer fence, offers privacy and kerb appeal in equal measure.

Inside, the sense of space continues. The entrance hall, with its sleek Amtico flooring and clean lines, creates a bright and welcoming first impression. To the front, a dedicated study offers a quiet space to work or read, while the principal lounge to the rear is an inviting retreat, complete with French doors that open out onto the garden - a natural spot for relaxed evenings and family gatherings.

The real heart of this home, however, is the superb open-plan kitchen, breakfast and family area. Designed for both everyday life and entertaining, this space features high-spec Silestone worktops, integrated appliances including a double oven, wine chiller and induction hob, and stylish finishes throughout. The layout flows effortlessly into the show-stopping garden room - bathed in natural light from its dual-aspect windows and French doors - offering a beautiful and versatile space to dine, relax, or entertain while enjoying garden views all year round.

Practicality is never compromised. A separate utility room, with side access and a personnel door into the garage, ensures laundry and storage are kept discreetly tucked away, keeping the main living spaces clutter-free and calm.

Upstairs, the home continues to deliver. The principal bedroom suite is a luxurious sanctuary, complete with a walk-in wardrobe and a stylish en-suite with twin vanity sinks and a rainfall shower. The second bedroom also benefits from its own en-suite, making it ideal for guests or older children. Three further bedrooms, all generously proportioned, are served by a well-appointed family bathroom featuring both a bath and a separate shower.

Outside, the rear garden is a true highlight of this home. Generous in size and designed with both relaxation and family life in mind, it offers a mix of lawn, patio and composite decking—perfect for entertaining, playing, or simply enjoying the sun. Its east-facing orientation ensures morning light, while the surrounding fencing and established planting provide peace and privacy throughout the day.

Wynyard is a location renowned for its exclusivity and lifestyle offering. With miles of woodland walks, a championship golf course, and a vibrant village centre with a gastro pub, café at Wynyard Hall, convenience store, and wellness amenities, it's a community designed for those who value both quality of life and connectivity. Families benefit from access to outstanding schools in nearby towns, while excellent road links place Durham, Newcastle, Teesside and York all within comfortable commuting distance.

Creek Way is a home of rare quality, thoughtfully designed, generously scaled and perfectly located. With its expansive plot, versatile living spaces and exceptional finish throughout, it offers a lifestyle that balances everyday comfort with a sense of occasion. A truly outstanding home in one of the North East's most aspirational settings.

## CALL NOW TO VIEW

Council Tax Band: G (Stockton Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Garage, Off Street, On Street  
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains  
Accessibility measures: Level access

### Entrance hall

Composite part glazed door to front,  
Opaque double glazed window to front,  
Radiator,  
LVT "Amtico" flooring,  
Stairs to first floor,  
Alarm box (untested),  
Heating control for downstairs,  
Smoke alarm,

### GROUND FLOOR

#### Cloakroom

WC,  
Wash hand basin,  
Part tiled,  
Radiator,  
LVT "Amtico" flooring,  
Inset spotlights,  
Understairs cupboard with router inlet and power sockets,

#### Study

Double glazed tilt and turn window to front,  
Radiator,  
LVT "Amtico" flooring,

### **Lounge**

Double glazed window to rear,  
Double glazed French doors to rear,  
Radiator,  
Telephone point,  
TV point,  
LVT "Amtico" flooring,  
Smoke alarm,

### **Garden Room**

Double glazed window to rear,  
Double glazed window to side,  
Double glazed French doors to side,  
Radiator,  
TV point,  
LVT "Amtico" flooring,  
Smoke alarm,

### **Kitchen/Dining Room**

Fitted kitchen with wall and base units,  
Double glazed French doors to rear,  
1.5 bowl stainless steel sink and drainer with mixer tap,  
Silestone work surfaces,  
Filtered drinking water tap and water softener,  
Electric double oven,  
Five zone induction hob,  
Cooker hood,  
Dual oven/microwave,  
Integrated dishwasher,  
Integrated fridge/freezer,  
Wine chiller,  
Radiator,  
LVT "Amtico" flooring,  
Inset spotlights,  
Smoke alarm,  
Feature light,  
Part tiled,

### **Utility**

Base cupboards,  
Stainless steel sink and drainer,  
Plumbing for washing machine,  
Space for tumble dryer,  
Part glazed door to side,  
Personnel door to garage,  
Radiator,  
LVT "Amtico" flooring,  
Extractor,  
Hot water controller,

### **FIRST FLOOR:**

#### **Landing**

Stairs from hall,  
Cupboard with hot water cylinder,  
Loft access with light,  
Carpet flooring,  
Smoke alarm,

#### **Bedroom 1**

Triple glazed tilt and turn window to side,  
Radiator,  
TV point,  
Carpet flooring,  
Smoke alarm,  
Upstairs heating control,  
Walk in wardrobe with radiator and carpet,

#### **En-suite**

Triple glazed opaque window to side,  
Twin wash hand basin with vanity and mixer taps,  
WC,  
Shower cubicle with rainfall shower head and handheld shower attachment,  
Part tiling,  
Extractor fan,  
LVT flooring,

Heated towel rail,  
Inset spotlights,

## **Bedroom 2**

Triple glazed tilt and turn window to rear,  
Radiator,  
Built in wardrobes  
Carpet flooring,

## **En-Suite 2**

Triple glazed opaque window to rear,  
Wash hand basin and mixer taps,  
WC,  
Shower cubicle with shower attachment,  
Part tiling,  
Extractor fan,  
LVT flooring,  
Radiator,  
Inset spotlights,

## **Bedroom 3**

Triple glazed tilt and turn window to rear,  
Radiator,  
Built in wardrobes,  
Carpet flooring,

## **Bedroom 4**

Triple glazed tilt and turn window to rear,  
Radiator,  
Carpet flooring,

## **Bedroom 5**

Triple glazed tilt and turn window to front,  
Radiator,  
Carpet flooring,

## **Bathroom**

Triple glazed opaque window to side,  
Wash hand basin with vanity unit and mixer taps,  
Bath with handheld shower attachment,  
WC,  
Shower cubicle with shower attachment,  
Part tiling,  
Extractor fan,  
LVT "Amtico" flooring,  
Heated towel rail,  
Inset spotlights,

## **OUTSIDE**

### **Front Garden**

South facing,  
Block driveway,  
Lawn,  
Outside lighting,  
Deer fence boundary,  
Double power socket,

### **Rear Garden**

North/East facing,  
Shed,  
Greenhouse,  
Lawn,  
Patio,  
Outside tap,  
Outside light,  
Composite decking,  
Fenced boundary,  
Double power socket,

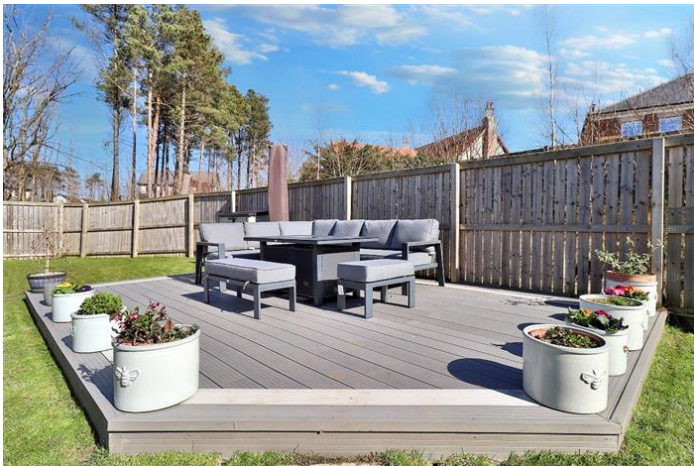
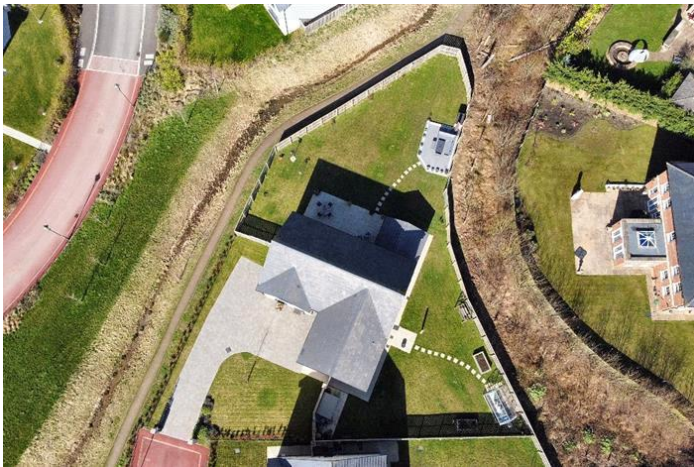
### **Garage**

Power,  
Light,  
Remote control roller door,  
Concrete flooring,  
Consumer unit,  
Central heating boiler,  
EV charger,



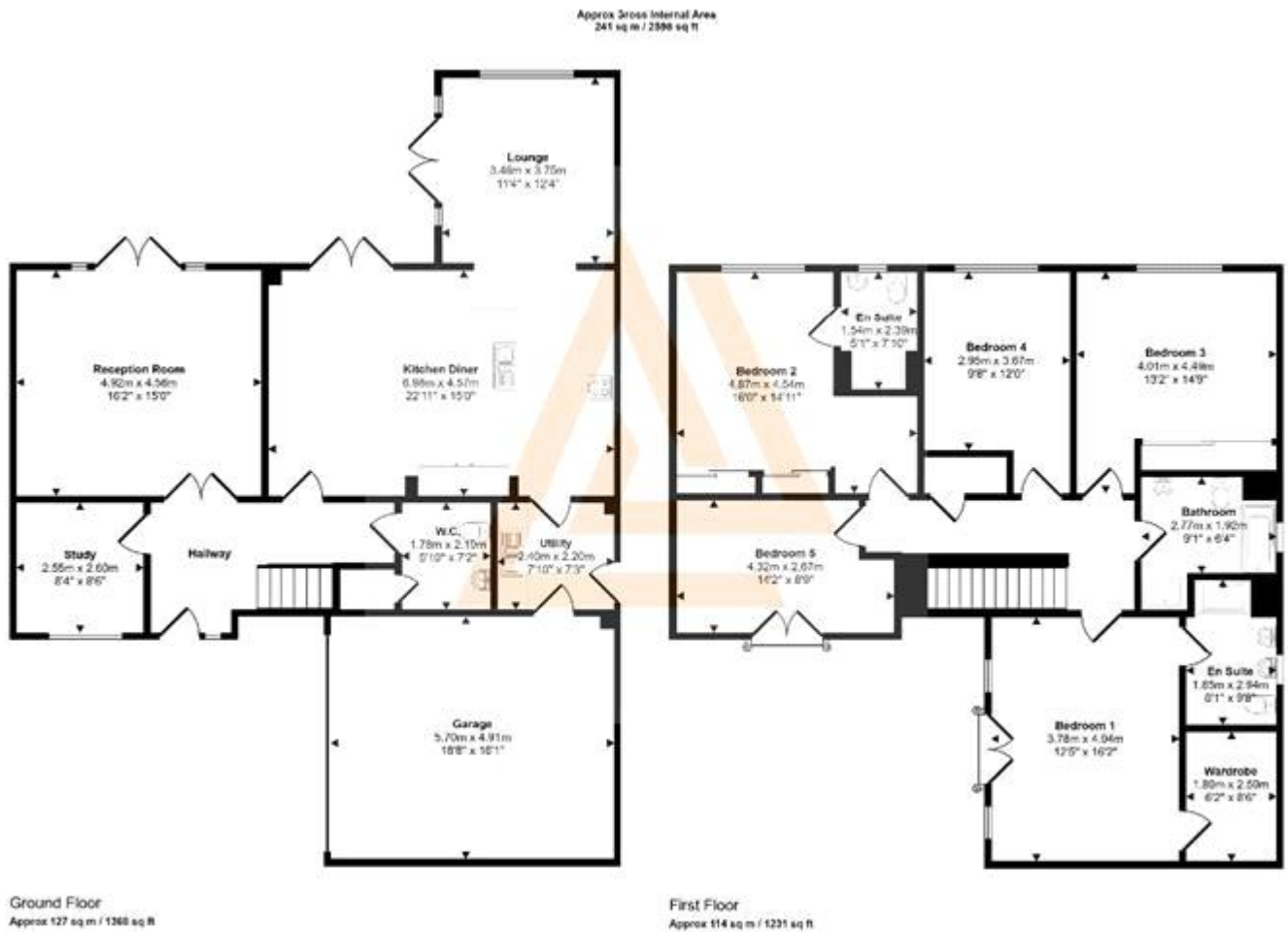












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of these such as bathroom suites are representative only and may not look like the real items. Made with: Make Money 300.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.