



## Winford Grove

Wingate TS28 5DU

£209,950





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# Winford Grove

## Wingate TS28 5DU



- Extended and much improved
- EPC RATING - C
- Luxurious family bathroom

- Must be viewed for full appreciation
- Contemporary refitted kitchen
- Stylish refitted ensuite

- Superb family living area
- Family room with bi-fold doors to the garden
- Four good sized bedrooms

Venture Properties are delighted to offer the opportunity to purchase this superb four bedroom detached house which is perfect for family buyers occupying a larger than average plot in a sought after position within this residential estate. Finished to a high standard throughout, having been extended and remodelled by the current owners, this is a fantastic home which must be seen for full appreciation.

The impressive accommodation comprises of a welcoming entrance hallway, spacious living room with bay window opening to the fantastic open plan kitchen and dining room and family room extension. The owners have removed the original wall between the kitchen and dining room, making the perfect for modern living and entertaining. The kitchen has been refitted in a contemporary style, whilst the family room has large bi-fold doors opening to the garden. The ground floor is completed with a utility room and refitted WC. To the first floor there are four well proportioned bedrooms. The master bedroom comes with a stylish refitted en-suite shower room and dressing area. All rooms also share the luxurious family bathroom. Externally the property has a larger than average plot, which is not overlooked to the front or rear.

Viewing is highly recommended.

### GROUND FLOOR

#### Entrance Hall

Welcoming hallway entered via composite door. Having stairs leading to the first floor, wood laminate flooring and a radiator.

#### Living Room

15'1" x 13'6" (4.60 x 4.13)

Spacious reception room having a UPVC double glazed bay window to the front, a modern wall mounted electric fire, an under stairs cupboard and two radiators.

#### Open Plan Kitchen and Dining Room

20'0" x 9'0" (6.11 x 2.75)

Remodelled by the current owners having removed the original wall between the kitchen and dining room, creating a superb open plan living space which is perfect

for modern family living.

The kitchen has been refitted in a contemporary style with a comprehensive range of units and coordinating worktops incorporating a sink and drainer unit with mixer tap, a built in double oven and hob with extractor over, an integrated fridge, freezer and dishwasher. Further features include a UPVC double glazed window to the rear, recessed spotlighting, a panel radiator and integrated Bluetooth speaker system.

#### Family Room

10'4" x 9'1" (3.15 x 2.78)

An excellent addition to the property and open plan to the kitchen and dining room. Having a vaulted ceiling, bi-fold doors opening to the garden, recessed spotlighting, integrated Bluetooth speakers and a radiator.

#### Utility Room

5'11" x 5'3" (1.81 x 1.61)

Fitted with coordinating units and worktop. Having space for a washing machine and tumble dryer, laminate flooring, radiator and external door to the rear garden.

#### WC

5'3" x 3'6" (1.61 x 1.08)

Refitted with a WC, hand wash basin inset to a vanity unit, illuminated mirror, heated towel rail, laminate flooring. UPVC double glazed opaque window to the side and internal door to the garden.

### FIRST FLOOR

#### Landing

With access to the loft.

#### Master Bedroom

11'3" x 9'11" (3.43 x 3.04)

Generous master bedroom entered via a dressing area measuring 1.74 x 1.03 metres. Having a UPVC double glazed window to the front, built in wardrobes, recessed spotlighting and radiator. The dressing area has recessed spotlights and an overstairs storage cupboard.

#### Ensuite

6'5" x 5'2" (1.97 x 1.60)

A stylish refitted ensuite comprising of a cubicle with mains fed shower, hand wash basin inset to a vanity unit, attractive tiling, recessed spotlighting, a heated towel rail, shaver point and UPVC double glazed opaque window to the front.

#### Bedroom Two

13'6" x 8'8" (4.12 x 2.65)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobe and radiator.

#### Bedroom Three

11'6" x 9'11" max (3.51 x 3.03 max)

Double bedroom with a UPVC double glazed window to the rear and radiator.

#### Bedroom Four

8'8" x 8'8" (2.66 x 2.66)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

#### Family Bathroom

6'9" x 6'1" (2.08 x 1.87)

A luxurious refitted family bathroom comprising of a freestanding bath with hand held mixer shower, a hand wash basin inset to a vanity unit and WC. Having attractive tiling, a heated towel rail, recessed spotlighting, extractor fan, shaver point and UPVC double glazed opaque window to the rear.

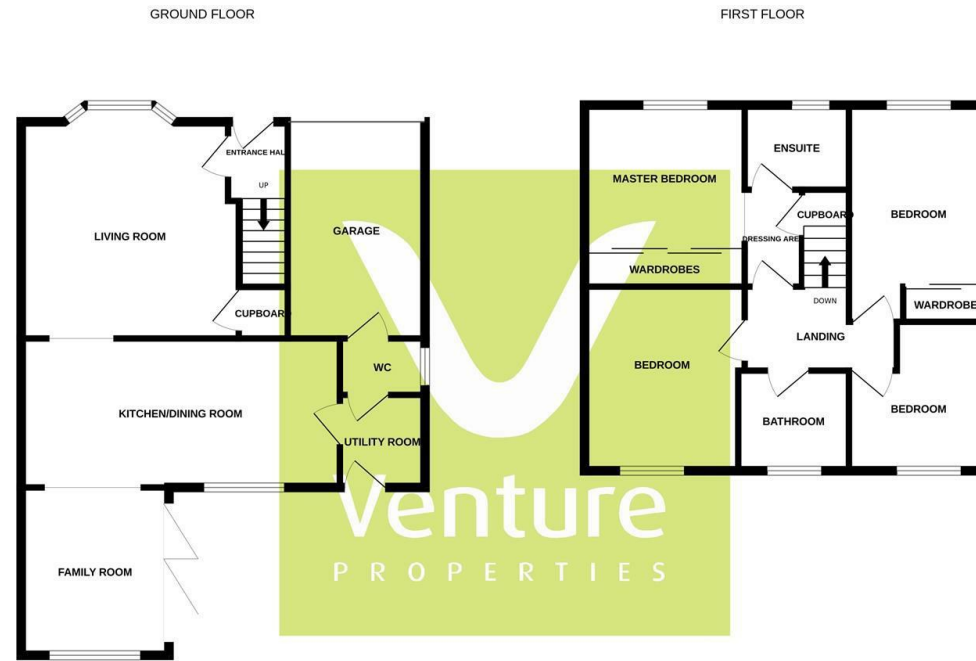
#### EXTERNAL

The property enjoys a larger than average plot and is not overlooked to the front and rear. There is a lawn to the front and driveway for off street parking, whilst to the rear is an enclosed garden with patio area, further decked patio area and lawn.

#### GARAGE

18'0" x 8'4" (5.50 x 2.56)

Having an up and over door, power and lighting.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - D

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