



The Village Green

Wingate TS28 5GY

Offers In Excess Of £135,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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The Village Green

Wingate TS28 5GY



- Prime location overlooking the village green
- EPC RATING - B
- Three double bedrooms

- Built to a high specification
- Perfect for commuting to Durham, Peterlee and Newcastle
- Beautifully presented

- Spacious throughout
- Quality fixtures and fittings
- Allocated parking

Beech House forms part of a small exclusive development of only six properties, located in the most sought after part of Wingate, overlooking the village green. Constructed to a high standard, it has an enviable specification including a quality kitchen and bathrooms, chrome fixtures and fittings and enclosed landscaped garden.

The generous floor plan of this property comprises of a living room with bay window overlooking the green, inner hall with stairs leading to the first floor and cloakroom/WC and through to the fabulous open plan kitchen and dining room which has french doors opening in to the rear garden. The kitchen is fitted with a contemporary range of units, having stainless steel appliances and an integrated dishwasher. To the first floor are two well proportioned double bedrooms and luxurious family bathroom. The large master bedroom is located on the second floor and comes with its own en-suite shower room. Externally there are enclosed gardens and allocated car parking.

Wingate offers excellent transport links to the A19 and A1. Durham and Hartlepool are a mere 15 minutes drive, and Newcastle via the A19 is a 25 minute drive.

GROUND FLOOR

Living Room

12'9" x 11'1" (3.91 x 3.40)

A generously proportioned reception room having a UPVC double glazed bay window overlooking the green, radiator and external door to the front.

Inner Hall

With stairs leading to the first floor and radiator.

Cloakroom/WC

Fitted with a low level WC and a wash basin.

Open Plan Kitchen and Dining Room

12'9" x 11'11" (3.91 x 3.64)

An impressive kitchen with ample space for a dining table, perfectly suited to modern family living.

The kitchen is fitted with a comprehensive range of units having co-ordinating worksurfaces and incorporating a stainless steel sink and drainer unit with mixer tap, built in stainless steel oven and hob and integrated dishwasher. Further features include a UPVC double glazed window and French doors opening to the rear garden, radiator, as well as a unit housing the combi gas central heating boiler.

FIRST FLOOR

Landing

With stairs leading to the second floor.

Bedroom Two

12'9" x 8'7" (3.90 x 2.64)

Double bedroom with a UPVC double glazed window to the front, radiator and ample space for wardrobes.

Bedroom Three

12'9" x 8'7" (3.90 x 2.64)

A further double bedroom with two UPVC double glazed windows to the rear, radiator and ample wardrobe space.

Family Bathroom

8'5" x 6'2" (2.59 x 1.90)

Luxurious family bathroom fitted with a stylish suite comprising of a panelled bath, shower cubicle with mains fed shower, pedestal wash basin and WC. Having modern chrome fittings and attractive tiling.

SECOND FLOOR

Landing

With built in wardrobe and storage cupboard.

Master Bedroom

12'9" x 10'5" max (3.90 x 3.20 max)

A most impressive master bedroom with a dormer window, radiator and space for fitted wardrobes and access to the en-suite.

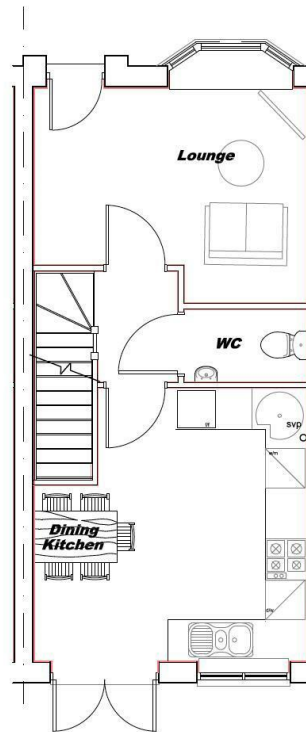
En-suite Shower Room

6'0" x 4'9" (1.83 x 1.46)

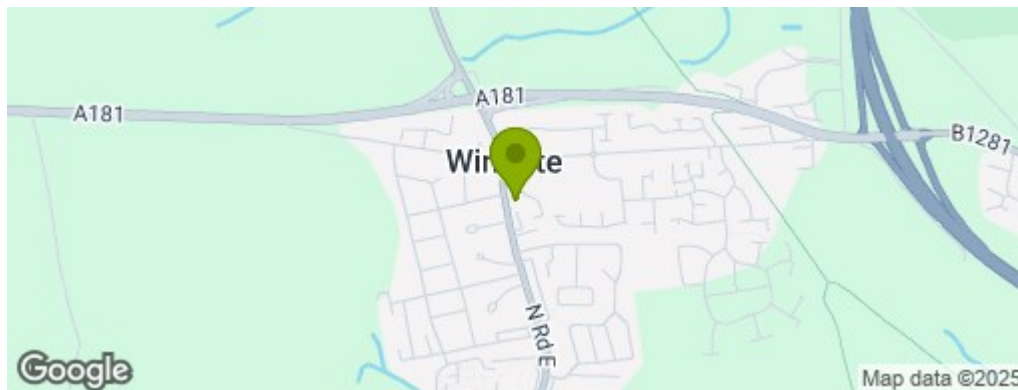
Comprising of a shower cubicle, pedestal wash basin and WC. Having chrome fittings, attractive tiling and velux window.

EXTERNAL

The property has a lovely, enclosed landscaped garden to the rear with patio area. Having gated access to an allocated parking space.



Ground Floor Plan



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Download speeds available. Highest available upload speed 9000 Mbps.

Mobile Signal/coverage: Likely with EE, O2, Vodafone and Three. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,258 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com