



35 High Grange Way

, Wingate, TS28 5FF

£294,999



Igomove are privileged to present for sale this absolutely stunning four bedroom detached home constructed by renowned builders Avant homes to their exacting standards. Only five years old and located in Wingate close to shops, primary and secondary schools and within easy access to the A19 for commuting, this stunning property offers several desirable key features including; four spacious bedrooms (master with stunning en-suite), contemporary bathroom, huge dual aspect lounge, exceptional kitchen diner with integrated appliances, guest cloakroom, ample storage, driveway, detached garage, large landscaped rear garden, uPVC double glazing, gas central heating, fitted blinds, Hive central heating, freehold.



Beautifully presented front elevation, block paved driveway to detached garage, garden, front door into;

Welcoming hallway with galleried mezzanine, under stairs storage, modern decor, superb flooring & chandelier.

Delightful dual aspect lounge with window to the front elevation and double doors opening to the rear garden, screened study area.

Superb kitchen diner with bifold doors opening to the rear garden, ample dining space, delightful flooring, the kitchen itself is fitted with contemporary wall and base cabinetry, complimentary heat resistant surfaces, integrated appliances including ovens, integrated gas hob, integrated extractor, integrated fridge freezer, integrated dishwasher, stainless one and a half bowl sink with chrome mixer tap, fitted storage, immaculate decor, recessed spotlights.

Inner hallway with stairs leading to the first floor accommodation, under stairs storage cupboard.

Guest cloakroom comprising hidden cistern WC and wall mounted wash basin in desirable white porcelain with chrome fittings, stylish tiling.

To the first floor landing there is a front elevation window, loft access, recessed spotlights and access to;

Master double bedroom with window to the front elevation, contemporary fitted wardrobes, immaculate decor and access to;

Stunning en suite shower room with oversized shower enclosure, hidden cistern toilet and wall mounted wash basin in desirable white porcelain with chrome fittings, complimentary tiling, chrome heated towel radiator.

Bedroom two is a large double bedroom situated to the front of the property, excellent decor.

Bedroom three is a well proportioned room located to the rear aspect, pristine decor.

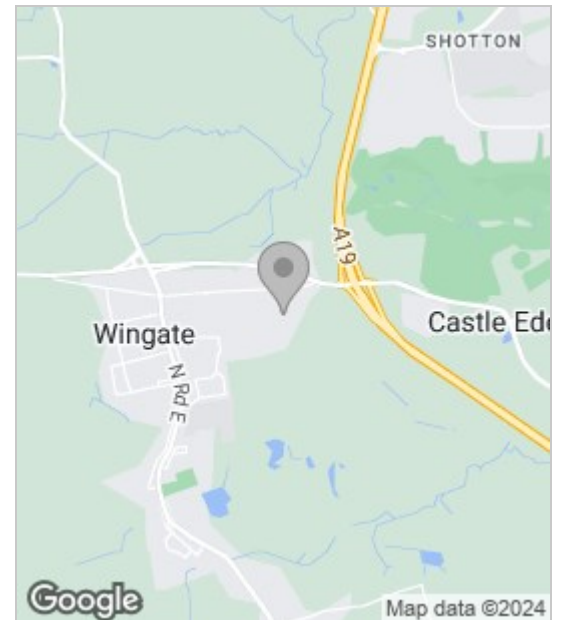
Bedroom four is also located to the rear with neutral decor.

The pristine family bathroom comprises bath, hidden cistern WC and wall mounted wash basin, stylish tiling, contemporary flooring.

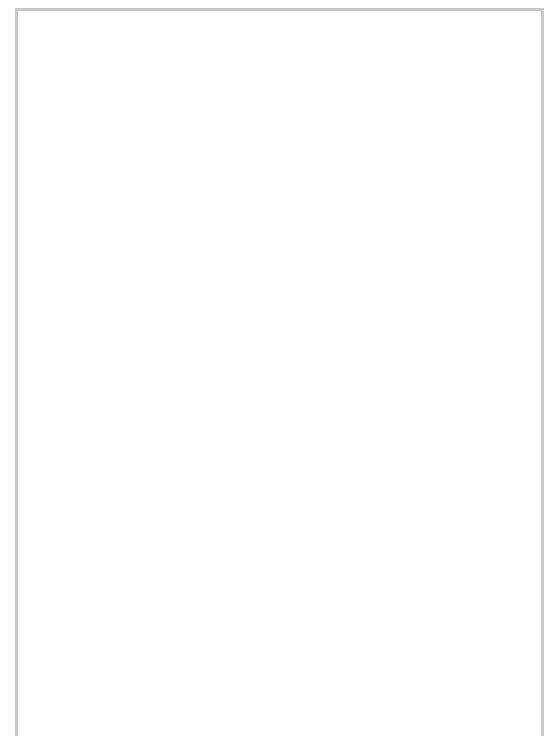
To the rear is large contemporary garden with patio, decking area, shingled area, artificial lawn, not directly overlooked and therefore providing ample privacy.

This absolutely stunning contemporary home simply must be viewed, contact the Igomove team who will be happy to assist with arranging an appointment.

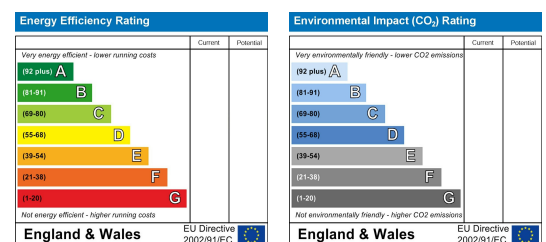
Area Map



Floor Plan



Energy Efficiency Graph



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