



## 14 High Grange Way

, Wingate, TS28 5FG

**£270,000**



\*\*\* CONVERTED GARAGE \*\*\* STUNNING 4 BEDROOM DETACHED HOME \*\*\*

VIDEO TOUR AVAILABLE BELOW

Igomove are proud to present this absolutely stunning four bedroom detached house located on High Grange Way, Wingate, surrounded by homes of a similar calibre on a superb newly built estate, constructed around 6 years ago and still benefitting from NHBC warranty, this fabulous family home is located near to both primary and secondary schools and is ideally placed for commuting via the A19, it offers a multitude of desirable amenities including: 'amticco flooring' stylish kitchen with Integrated appliances, stylish dual aspect lounge, guest cloakroom, four well-proportioned bedrooms, (master with en suite facilities), fantastic family bathroom, lawned gardens, two car driveway, converted garage to study/office, uPVC double glazing, gas central heating, perfect fit blinds, hive heating, stunning throughout, freehold.



Beautiful brick exterior and feature cladded facade, lawned garden with ornamental shrubbery, two car block paved driveway, detached garage which has been converted to an office area with power.

Welcoming entrance hallway, neutrally presented.

Stylishly appointed dual aspect lounge with French doors opening to the rear garden and window to the front elevation, modern decor, amtico flooring.

Fantastic kitchen / diner / family room comprising a selection of contemporary wall, base and drawer cabinetry, with complimentary heat resistant surfaces, co ordinating subway tiled backsplash, inset sink with mixer tap & waste disposal, integrated dishwasher, integrated oven with warming tray below, integrated hob, extractor, integrated microwave, integrated fridge freezer, utility cupboard, fantastic bifold doors opening to the rear garden, recessed spotlights, amtico flooring, tasteful decor, ample space to dine and relax.

Guest cloakroom comprising WC and wash hand basin in desirable white porcelain with chrome fittings.

Hallway with stairs to the first-floor and fitted storage cupboard.

To the first floor;

Bedroom one is a spacious double room located to the front aspect with fitted wardrobes, pristine decor and with access to;

Stylish en suite shower room with oversized shower enclosure, hidden cistern WC, contemporary wall mounted wash basin, chrome heated towel radiator, beautifully tiled.

Bedroom two is a large double with laminate flooring and excellent decor situated to the front of the property.

Bedroom three is immaculately presented with window to the rear.

Bedroom four is another delightful room with views to the rear garden.

Superb family bathroom comprising bath with shower and glass shower screen, wall mounted wash basin and hidden cistern WC, stylishly appointed with tiled walls and floor.

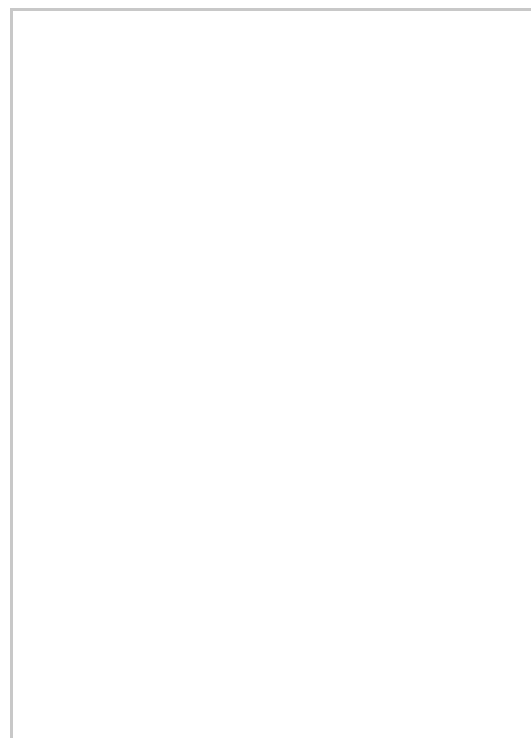
To the rear is and enclosed Westerly aspect with artificial turf, sandstone paving and gated access.

This immaculate contemporary home in a highly desirable residential area is sure to generate a great deal of interest and the team at Igomove highly recommend viewing at your earliest opportunity

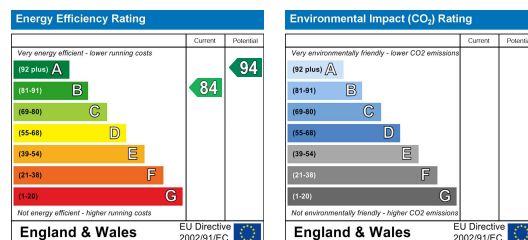
## Area Map



## Floor Plan



## Energy Efficiency Graph



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