



## 8 Edderacres Walk

, Wingate, TS28 5FH

**£190,000**



Welcome to this stunning three-bedroom semi-detached house located on the desirable Avant Homes site in Wingate, County Durham. This property presents an excellent opportunity for first-time buyers seeking a modern and low-maintenance home still under NHBC warranty.

The open-plan layout of the house is designed to maximise space and light, creating a welcoming atmosphere that is perfect for both relaxation and entertaining. The contemporary design ensures that you can enjoy a stylish living environment without the burden of extensive upkeep.

Situated conveniently for commuting, this property offers easy access to the A19, making it an ideal choice for those who work in neighbouring towns and cities. Additionally, families will appreciate the proximity to local schools, ensuring that education is easily accessible for children.

This home is not just a property; it is a lifestyle choice that combines comfort, convenience, and community. With its modern features and prime location, this semi-detached house is a fantastic opportunity for anyone looking to make their first step onto the property ladder. Don't miss the chance to view this exceptional home in Wingate.



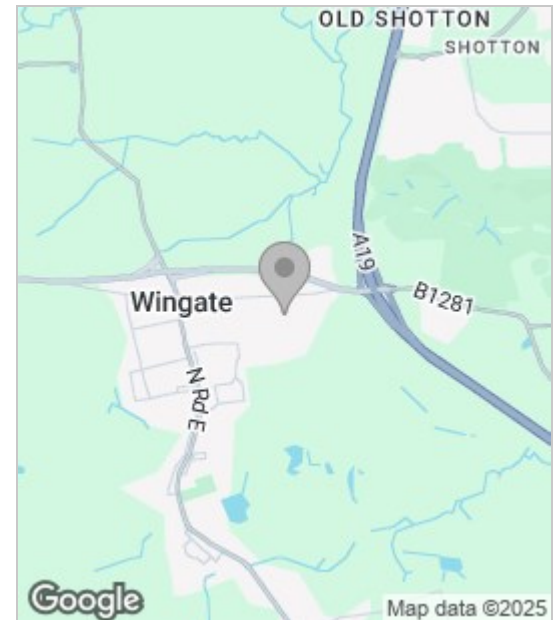
The internal layout comprises:

Entrance into the well appointed and open plan lounge diner kitchen - with base, wall and drawer units, integrated appliances, space for dining table, access to the WC which is fitted with a 2 piece white suite, Bi-folding doors to the rear garden and staircase to the first floor,

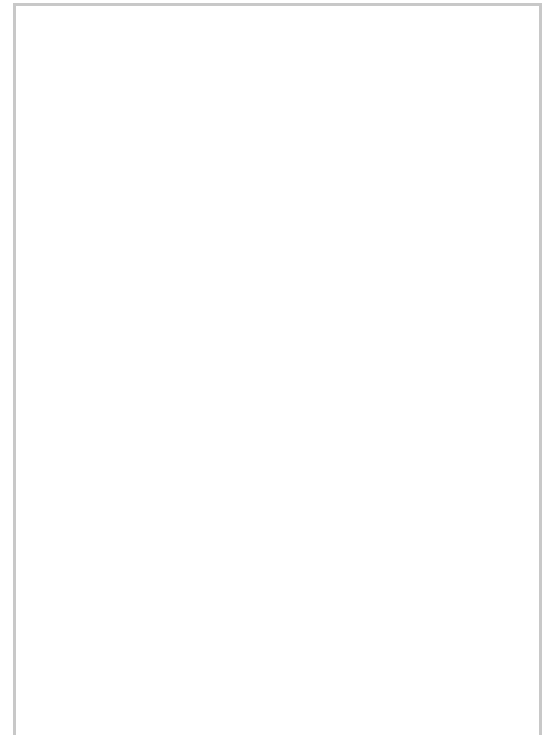
To the first floor are 3 good sized bedrooms and the family bathroom, the master bedroom having en-suite facility.

Externally to the rear is a good sized rear garden leading to the allocated parking area.

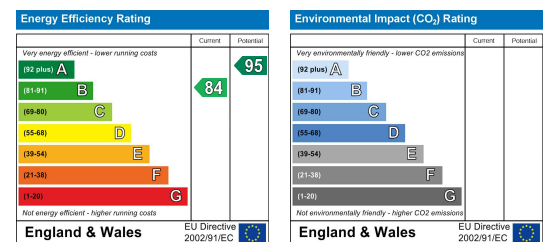
## Area Map



## Floor Plan



## Energy Efficiency Graph



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