



## Yard House

Station Town, Wingate, TS28 5DJ

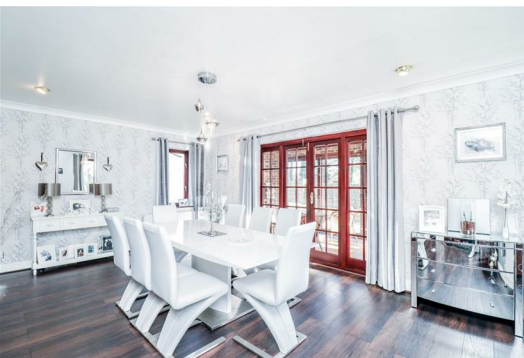
**Offers in excess of £350,000**



For Sale With The Advantage Of Having A Complete Onward Chain Above - A Bespoke Family Home Offering Versatile Living Accommodation Spanning Over Nearly 3000sqft. Benefiting Five Ground Floor Reception Rooms, Kitchen With Separate Utility Room, Two Ground Floor W.C's, Three Large First Floor Bedrooms With Generous Family Bathroom And En-Suite Shower Room. The Size Of This Property Is Impressive & Must Be Viewed In Person To Be Appreciated.

Externally, The Driveway/Land Provides Off-Road Parking For Several Cars, A Motorhome, Caravan Or Boat. There Is An External Electric Car Charging Point Installed. Subject To Planning Permission, There Is The Possibility To Build A Garage/Outbuilding.

The Vendor Informs Us The Combi Boiler Is Around 3 Years Old. Windows Are Double Glazed, Several Units Are In Need Of Replacement.



**Location:**

Situated In Station Town, Wingate. From Station Road Take A Turn Towards East Terrace Follow The Road Round Left & The Property Sits On The Right.

- Wingate Primary School - 10 Minute Walk
- Wingate Nursery School - 3 Minute Drive (Awarded Outstanding)
- St Marys RCVA Primary School - 10 Minute Walk
- Wingate Junior School - 15 Minute Walk
- Wellfield School - 20 Minute Walk
- Wingate Shops - 5-10 Minute Walk

The Village Has Ready Access To Road Links For Commuters, With The A181 Leading Westward To Durham & Then North And South Via The A1. Heading East Towards The East Durham Coast Will Lead You To The North And South Bound A19, With Links To Peterlee, Sunderland And Teesside. The Main Road Through The Village Is The B1280.

Public Transport Is Provided By Arriva North East Services 58 And X22, And Go North East service 239. Buses Serve A Range Of Destinations Including: [Sedgefield], [Durham], [Hartlepool], [Middlesbrough], [Peterlee] And [Stockton-on-tees]

**Accommodation Comprises:**

**Entrance Hallway**

Entrance Door, Leads To Lounge, Kitchen/Breakfast Room, Dining Room, Bedrooms 4 & 5, Cloakroom W/C & Staircase To First Floor.

**Lounge**

21'7" x 14'7" (6.60m x 4.47m)  
Feature Fireplace, uPVC Double Glazed Bay Window, French Doors To Side/Rear, Radiator.

**Dining Room**

18'9" x 12'4" (5.72m x 3.76m)  
Fitted Shelves, uPVC Double Glazed Windows & French Doors To Garden Room, Radiator.

**1st Ground Floor W/C**

Fitted With A White Suite Comprising; Hand Wash Basin, W/C, uPVC Double Glazed Window, Radiator.

**Garden Room**

18'11" x 6'7" (5.79m x 2.03m)  
uPVC Double Glazed Windows & Doors To External.

**Kitchen/Breakfast Room**

19'3" x 12'9" (5.87m x 3.89m)  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Window x2, Radiator.

**Utility Room**

9'8" x 5'1" (2.95m x 1.55m)  
Fitted With Base Units & Worksurfaces, Space For Appliances, Leads To W/C, uPVC Double Glazed Window & Door.

**2nd Ground Floor W/C**

Fitted With A White W/C, Radiator, uPVC Double Glazed Window.

**Bedroom Four**

14'6" x 11'3" (4.42m x 3.45m)  
uPVC Double Glazed Window, Radiator.

**Bedroom Five**

11'6" x 11'3" (3.53m x 3.43m)  
uPVC Double Glazed Window & French Doors To Side/Rear, Radiator.

**First Floor Landing**

Access To Bedrooms & Bathroom.

**Bedroom One**

17'1" x 14'6" sloping ceiling (5.21m x 4.42m sloping ceiling)  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**En-Suite Shower Room**

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Shower, W/C, Radiator, uPVC Double Glazed Window.

**Bedroom Two**

20'11" x 18'9" sloping ceiling (6.38m x 5.72m sloping ceiling)  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Bedroom Three**

16'6" x 14'7" (5.03m x 4.45m)  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Family Bathroom**

10'11" x 9'6" (3.33m x 2.90m)  
Fitted With A White Four Piece Suite Comprising; Hand Wash Basin, Panelled Bath, Shower, W/C, Radiator, uPVC Double Glazed Skylights.

**Energy Efficiency Rating: C**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: D**

Estimate £2,203

**Disclaimer**

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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy

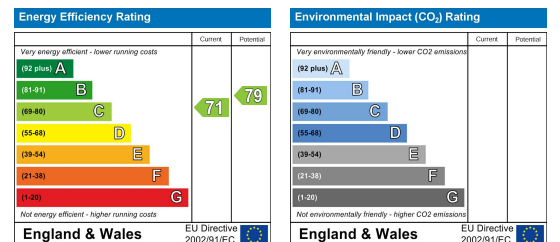
## Area Map



## Floor Plans



## Energy Efficiency Graph



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