









welcome to

High Grange Way, Wingate

This stunning, new build, four bedroom, detached home offers a contemporary layout designed for modern living. Situated within a highly sought after modern development, this exceptional home truly ticks all the boxes for stylish, comfortable family living.

Entrance Hall

Bright, spacious, open into:-

Lounge/ Dining/ Kitchen

25' 7" maximum x 16' 1" maximum (7.80m maximum x 4.90m maximum)

(All open space), composite door to front, window to side, fitted with a range of wall and base units with complimenting working surfaces, integrated fridge/freezer, dishwasher, oven and microwave, hob and hood, radiator, bi-fold doors to rear.

First Floor

Landing

Loft hatch access, radiator.

Bedroom 1

12' 4" maximum x 13' maximum (3.76m maximum x 3.96m maximum)

Window to front, built in wardrobes, radiator.

En Suite

Shower cubicle, wall mounted wash hand basin, low level low flush wc, extractor fan, radiator, window to front.

Bedroom 2

12' 7" x 10' 1" (3.84m x 3.07m) Window to front, radiator.

Bedroom 3

12' 6" \times 7' 8" maximum (3.81m \times 2.34m maximum) Window to rear, radiator.

Bedroom 4

 $10' 4" \times 8' 7"$ excluding wardrobes ($3.15m \times 2.62m$ excluding wardrobes)

Window to rear, built in wardrobes, radiator.

Bathroom

Window to rear, bath with shower over, wall mounted wash hand basin, low level low flush wc, attractive tiling, radiator.

Externally

Front

Lawn area with flowered borders, double width driveway.

Rear Garden

Predominately laid to lawn, fully enclosed, patio area.

Garage













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High Grange Way, Wingate

- STUNNING
- **NEW BUILD**
- **MODERN**
- **EN SUITE**
- GARAGE

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£255,000





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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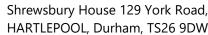
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