



5 West View, Wingate TS28 5ER

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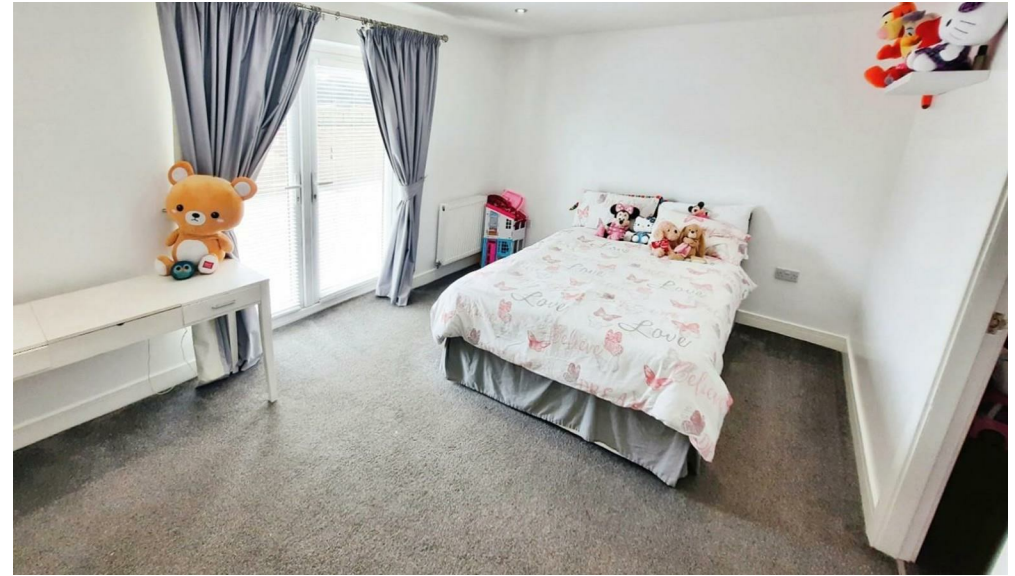
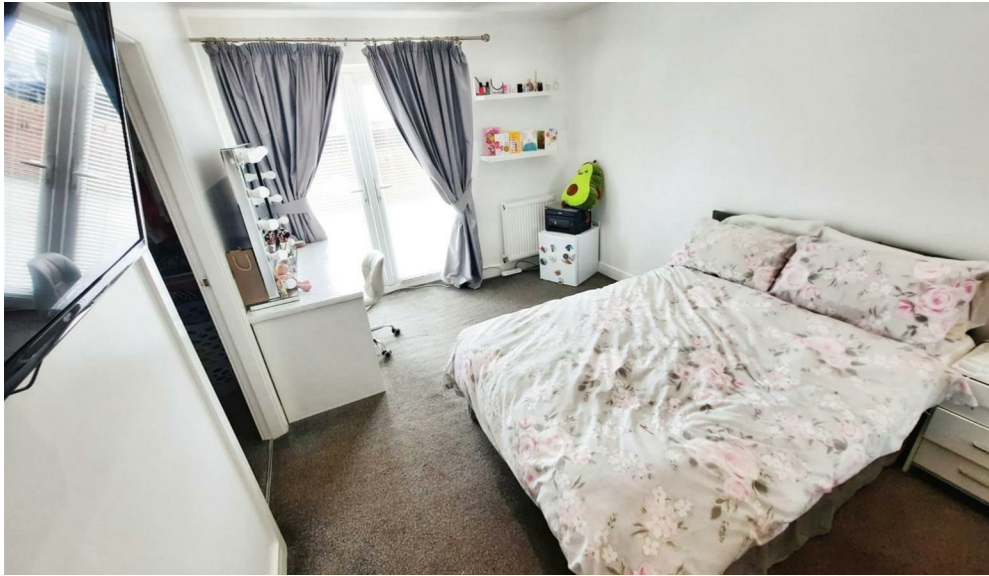
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HERE TO GET YOU THERE

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SPECTACULAR BESPOKE BUNGALOW - FOUR DOUBLE BEDROOMS - LARGE DETACHED GARAGE & EXTENSIVE PARKING Hunters are delighted to present to the market this breathtaking detached residence which is situated in a stunning semi-rural setting within the village, offering simple commuting to all regional centres and transport networks including the historic City of Durham a mere 11 miles by car and both the A19 and A1. This inspiring new residence offers an unrivalled accommodation to include a fabulous contemporary open themed living space incorporating the kitchen and dining facilities within the principle reception, a useful utility room, four double bedrooms with integral dressing rooms, an en-site facility to the master bedroom and an eye catching family bathroom. For further information and to arrange a viewing please contact your local Hunters Office. "NO CHAIN"





Principle Reception

22'0" x 19'3"

Beautifully presented and situated on a predominantly south facing aspect, the spectacular principle reception room has been sympathetically designed with a contemporary open living theme, incorporating the living, dining and kitchen areas within one expansive area taking advantage of the natural light from the south facing aspect and completed to an eye watering superior decorative finish. The reception includes double glazed patio doors leading into the expansive exterior patio and luxurious tiling throughout the floor area.

Kitchen Area

Situated at the rear of the principle reception the magnificent kitchen provides an extensive array of striking gloss white finished wall and floor cabinets finished with complimenting work surfaces which integrate a black thermoplastic sink and drainer unit complete with mixer tap fittings positioned below a double glazed window providing lovely elevated views across the gardens. Various integral appliances include a ceramic hob and oven placed below an elevated brushed steel extractor canopy and a concealed fridge freezer making the versatile area a joy for culinary aficionado's.

Utility Room

14'6" x 7'1"

Nestled from the principle reception at the side of the residence this outstanding facility features a continuation of wall and floor cabinets matching the kitchen, with complimenting work surfaces integrating a thermoplastic sink and drainer unit complete with mixer tap fittings positioned under a double glazed window overlooking the gardens accompanied with an exterior double glazed door, plumbing for an automatic washing machine and a continuation of the porcelain flooring from the reception.

Inner Hallway

The awe inspiring expansive inner lobby enhances the outstanding bespoke contemporary theme concurrent throughout the residence with a continuation of the beautiful floor tiling from the principle reception illuminated with led floor level lighting, two radiators and internal doors opening into the four double bedrooms and the spectacular family bathroom.



Master Bedroom Suite

17'1" x 13'4"

Located at the end of the inner lobby, the impressive master bedroom suite features its very own walk into wardrobe and a wonderful pair of double glazed patio doors which open onto the enclosed south facing exterior patio. Additional attributes include a radiator and a further door providing accessibility into the private en-suite facility.

En-Suite

8'5" x 5'7"

The beautiful master en-suite compliments the concurrent theme from that of the family bathroom with lavish contemporary wall and floor tiling and a lovely suite comprising of a glazed double shower enclosure with dual shower faucets, a low level W/c and a pedestal hand wash basin. Accompaniments include an elevated chrome finished heated towel radiator and a frosted double glazed window.

Second Bedroom

14'4" x 13'8"

Positioned on a south facing aspect, the larger than average second double bedroom features a pair of double glazed patio doors opening onto the

exterior enclosed patio, facilitates its very own walk into wardrobe and a radiator.

Third Bedroom

14'4" x 13'8"

An impressively proportioned third double bedroom which also provides accessibility onto the enclosed south facing patio via a pair of double glazed patio doors. Further accompaniments include a walk into wardrobe and a radiator.

Fourth Bedroom

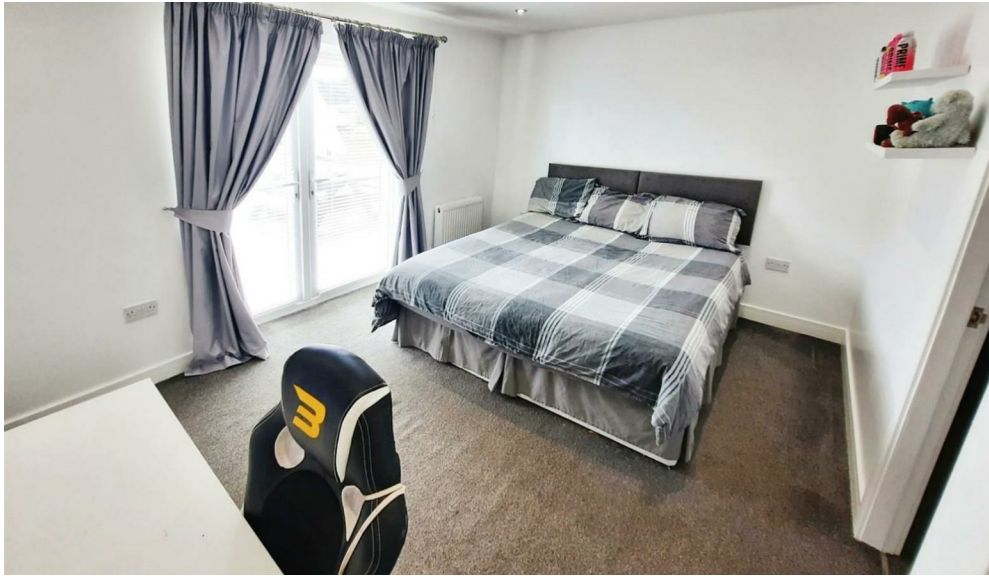
15'1" x 9'10"

The unusually larger than average fourth double bedroom conveniently facilitates a walk into wardrobe, a radiator and further double glazed patio doors which open onto the south facing enclosed patio.

Family Bathroom

12'0" x 6'11"

This sensational flamboyant family facility located off the inner lobby reflects the individuality of this distinctive residence with a sumptuous suite comprising of a centrally positioned inspirational free-standing oval bath complete with chrome finished waterfall tap fittings and an integral hand



shower, a low level W/c and an attractive hand wash basin conveniently inset into a vanity cabinet complete with complimenting water fall taps. Accompaniments include a chrome finished towel radiator complimenting the lavish tiling and a frosted double glazed window.

Outdoor Space

This glamorous bespoke residence is situated upon a superior position on the fringes of this semi rural village offering wonderful south facing countryside views, yet is located within easy commuting reach of the major local conurbations of Durham City, Sunderland and Hartlepool via the nearby A19 and interconnecting link roads. At the front of the bungalow, the present owners have landscaped the gardens with lawns and a variety of shrubs leading to the gated entrance which opens onto the sweeping driveway leading to a larger expanse of parking for numerous vehicles culminating at a larger than average detached garage.

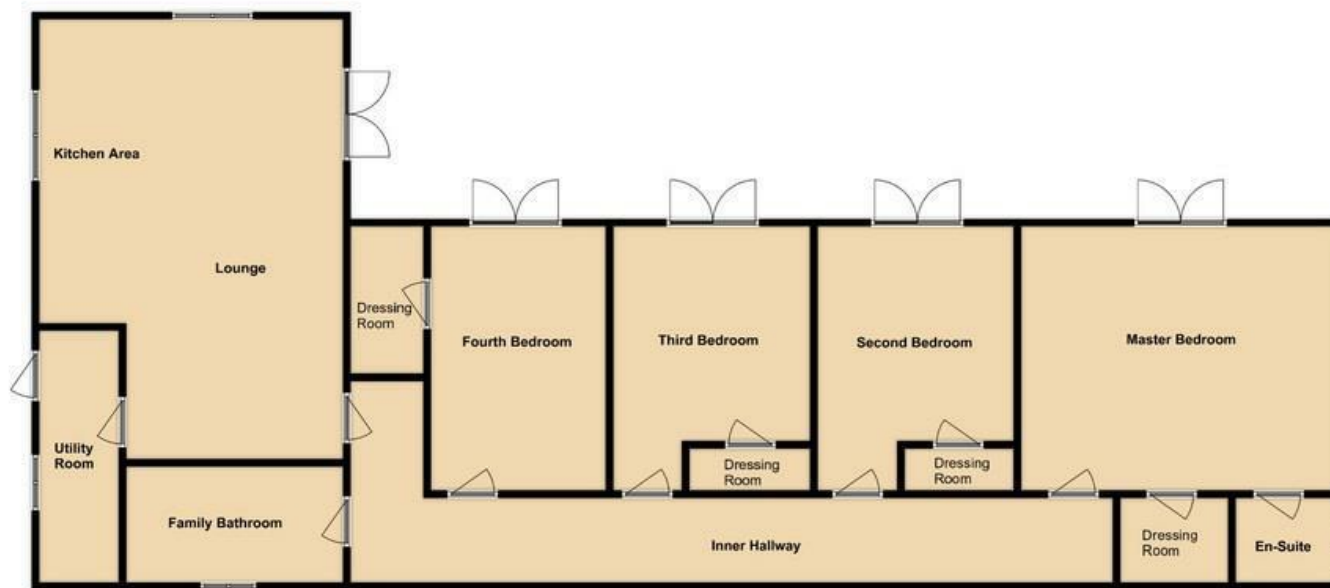
Detached Garage

34'5" x 27'10"

The significant size of the garage can not be underestimated and the vendors have advised that there was previous planning permission granted for an additional residence on the garage footprint, making it an ideal project

for individuals to adopt into a further independent Annex for teenagers or elderly members of the family. The garage currently offers a significant area for multi-vehicular parking and features an electrical power supply, a log burner and electric doors.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Peterlee -
0191 586 3836 <https://www.hunters.com>

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