



The Village Green

Wingate TS28 5GY

Asking Price £149,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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The Village Green

Wingate TS28 5GY



- Corner plot with lots of natural light
- EPC RATING - B
- Fantastic open plan kitchen and dining room

- Perfect for commuting to Durham, Peterlee and Newcastle
- Three well proportioned bedrooms
- Overlooking the village green

- Built to a high specification with quality fixtures and fittings
- Two stylish bathrooms
- Low maintenance gardens and parking

The generous floor plan comprises of a welcoming entrance hall with cloakroom/WC, leading to the double aspect living room with two bay windows and also to the open plan kitchen and dining room which is perfect for modern family living. The fabulous kitchen/breakfast room is fitted with a contemporary range of units, having stainless steel appliances and an integrated dishwasher. To the first floor are two well proportioned double bedrooms, a further good sized single bedroom and luxurious family bathroom. The master bedroom comes with it's own en-suite shower room. Externally there are enclosed gardens and allocated car parking.

Wingate offers excellent transport links to the A19 and A1. Durham and Hartlepool are a mere 15 minutes drive, and Newcastle via the A19 is a 25 minute drive.

GROUND FLOOR

Entrance Hall

Welcoming entrance hallway with stairs leading off to the first floor.

Cloakroom/WC

Fitted with a low level WC, a wash basin inset to a modern vanity unit and stainless steel heated towel rail.

Living Room

16'5" x 10'5" (5.01 x 3.18)

A generously proportioned reception room having UPVC double glazed bay windows to both the front and side overlooking the green and a radiator.

Open Plan Kitchen and Dining Room

16'5" x 13'3" red to 9'7" (5.01 x 4.06 red to 2.94)

An impressive open plan kitchen and dining which is perfectly suited to modern family living.

The kitchen is fitted with a comprehensive range of units having co-ordinating worksurfaces and incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and a hob with stainless steel extractor over, an integrated dishwasher, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window bay window to the front, a UPVC double glazed window to the side, UPVC double glazed french doors opening to the garden, two radiators, as well as a unit housing the combi gas central heating boiler. There is also a large walk-in cupboard providing lots of storage.

FIRST FLOOR

Landing

With a radiator and access to the loft which is boarded for storage.

Master Bedroom

13'4" x 9'8" (4.08 x 2.95)

A most impressive master bedroom with double aspect UPVC double glazed windows, space for fitted wardrobes, radiator and access to the en-suite.

En-suite Shower Room

7'6" x 4'9" (2.30 x 1.47)

Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having chrome fittings, a stainless steel heated

towel rail, extractor fan and a UPVC double glazed opaque window.

Bedroom Two

12'0" x 10'6" red to 8'7" (3.68 x 3.21 red to 2.64)

Double bedroom with UPVC double glazed windows to the front and side. Having a built in wardrobe and radiator.

Bedroom Three

7'6" x 7'1" (2.29 x 2.16)

A well proportioned single bedroom with a UPVC double glazed window and radiator.

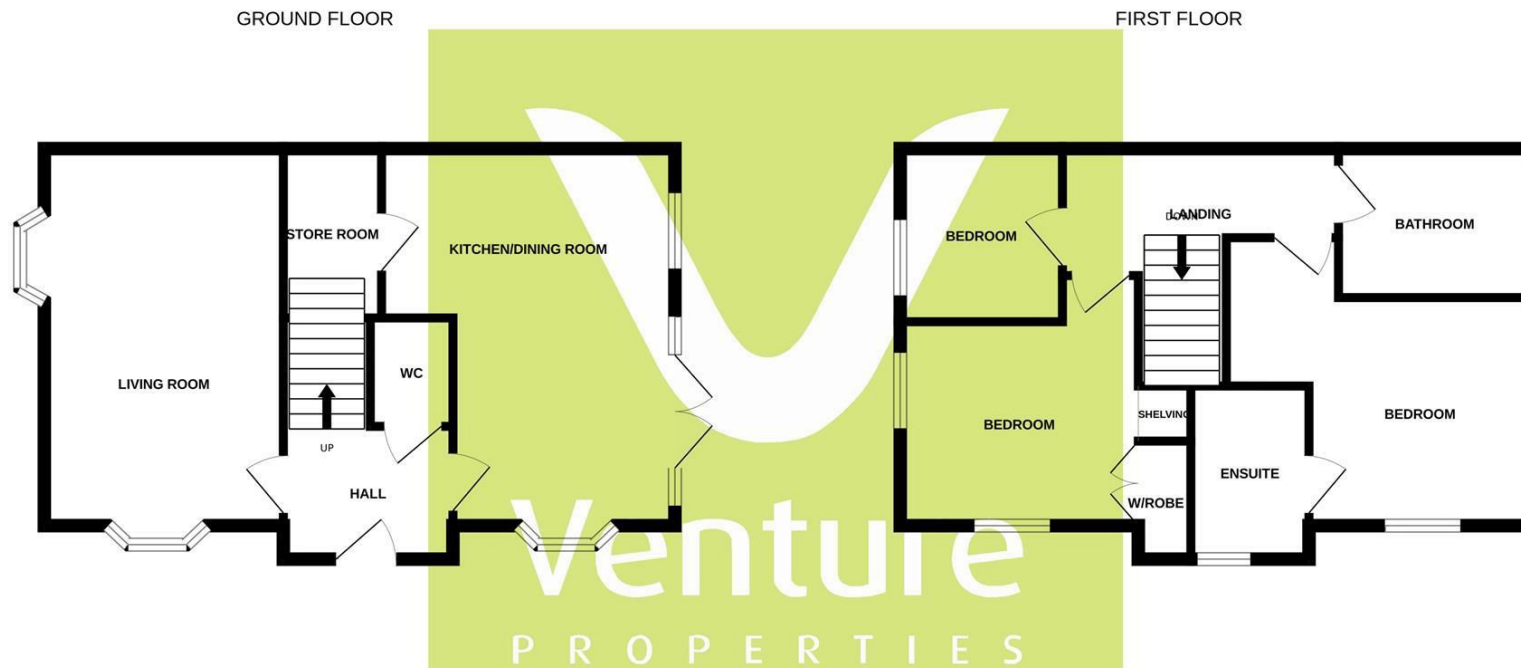
Family Bathroom

8'4" x 6'5" (2.56 x 1.98)

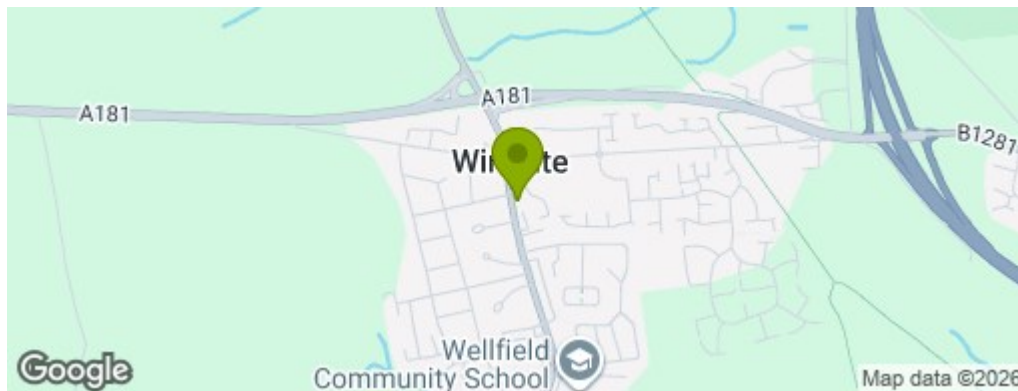
Luxurious family bathroom fitted with a stylish suite comprising of a panelled bath, cubicle with mains fed shower, pedestal wash basin and WC. Having modern chrome fittings, a stainless steel heated towel rail, extractor fan and UPVC double glazed opaque window.

EXTERNAL

The property provides a low maintenance garden to the front and an enclosed garden to the side with artificial lawn and patio area. Having gated access to an allocated parking space.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure - Freehold : EPC Rating - B : Council Tax Band - C

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