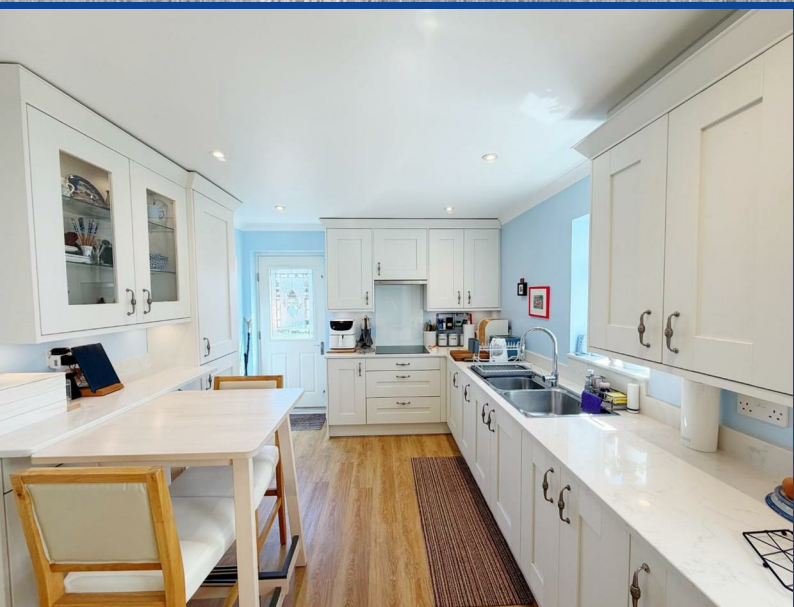




The Maltings, TS28 5PH
4 Bed - House - Detached
£265,000

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Presented to an exceptional standard throughout; we are delighted to offer to the market this stunning detached house with four bedrooms, three reception rooms & additional conservatory, pleasantly positioned within the desirable, family orientated location of The Maltings, Wingate. Originally designed & constructed by Alexander Homes, the property has been lovingly upgraded to include a remarkable, bespoke 'Helmanis & Howell' re-fitted breakfasting kitchen, an impressive 18ft (approx) conservatory to rear & a second sitting room (which could potentially be used as a fifth bedroom). Having easy access to all of the local amenities offered in & around the immediate area itself, the property is within excellent commuting distance to all major road links leading to Durham City, Sunderland & Teesside & benefits further from gas central heating & double glazing throughout. An ideal opportunity for the family seeking internal space, this versatile home briefly comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with lovely bay window to front elevation, separate dining room, the beautiful breakfasting kitchen with a range of fitted wall & base units, integrated 'Neff' appliances & 'Quartz' worktops, conservatory with access to the rear garden & the additional sitting room/bedroom five. The first floor landing boasts four bedrooms (the master having re-fitted en-suite facilities) & family bathroom. Externally, this tastefully decorated home enjoys a beautifully maintained, South-facing cottage-style garden to the rear with a range of plant & shrub borders, whilst the front is open aspect with lawned area, lovely resin-driveway with E.V charging point & further access to a detached single garage. This is a remarkable family residence & we thoroughly encourage full internal inspection in order to fully appreciate its style, space, quality & standard.

FREEHOLD
EPC Rating: D
Council Tax Band: D

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

SITTING ROOM (BEDROOM FIVE)

15'0 x 10'8 (4.57m x 3.25m)

LOUNGE

15'7 x 15'0 (4.75m x 4.57m)

BREAKFASTING KITCHEN

17'10 x 9'0 (5.44m x 2.74m)

SEPARATE DINING ROOM

12'0 x 9'0 (3.66m x 2.74m)

CONSERVATORY

18'8 x 9'2 (5.69m x 2.79m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'4 x 11'0 (3.76m x 3.35m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'4 x 8'10 (3.45m x 2.69m)

BEDROOM THREE

10'8 x 10'8 (3.25m x 3.25m)

BEDROOM FOUR

11'1 x 7'7 (3.38m x 2.31m)

FAMILY BATHROOM

EXTERNALLY

DETACHED SINGLE GARAGE

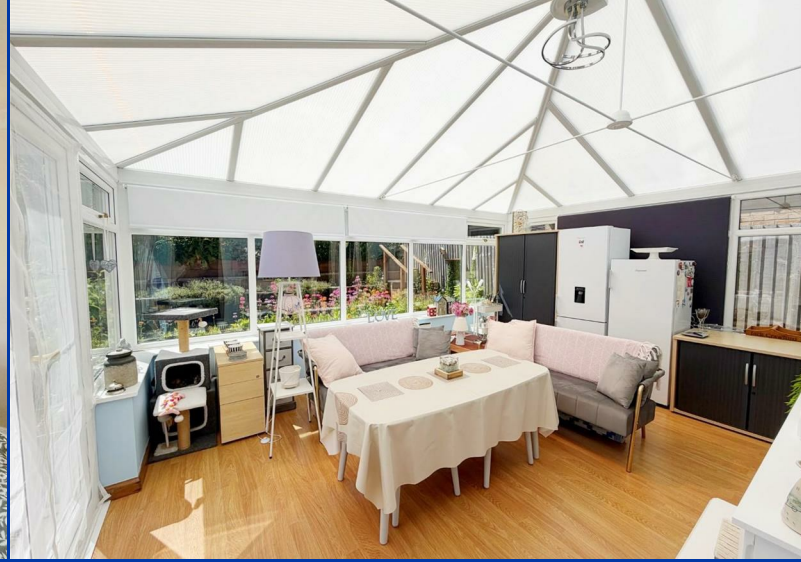
17'0 x 9'0 (5.18m x 2.74m)

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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Conveyancing

Surveys and EPCs

Property Auctions

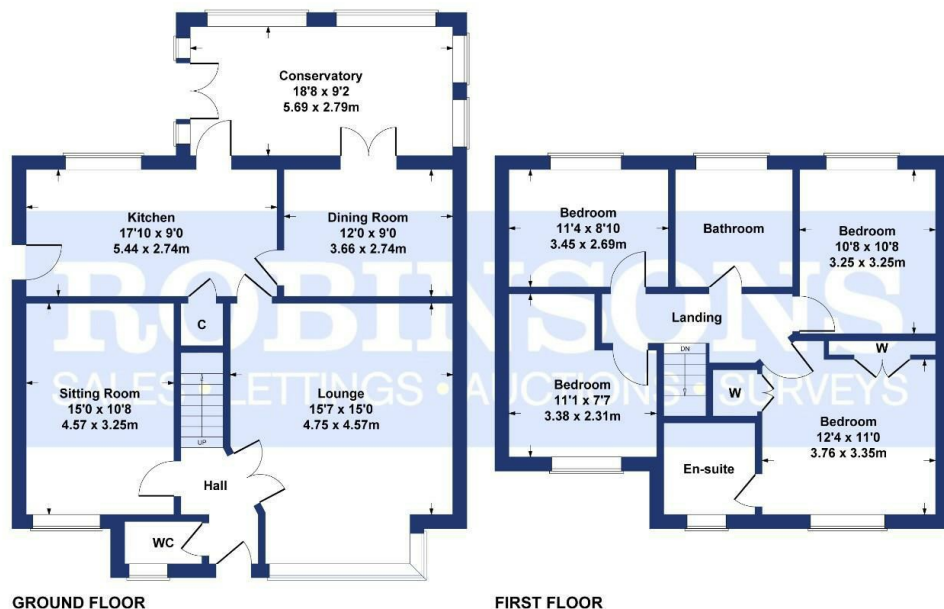
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Maltings, Wingate, TS28 5PH

Approximate Gross Internal Area
1702 sq ft - 158 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	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		
		81
	66	
England & Wales	EU Directive 2002/91/EC	

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

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T: 0174 064 5444

E: info@robinsonswyny ard.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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