



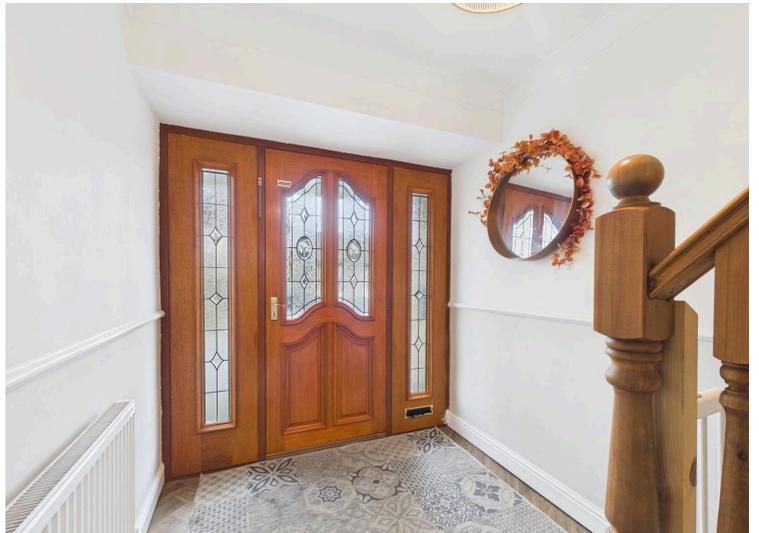
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## Cemetery Road, Winterton – DN15 9UQ

£210,000

Semi Detached • Four Bedrooms • Two Reception Rooms • Four Piece Bathroom • Private Front & Rear Garden  
• Integral Garage • Close to Amenities • Freehold • Council tax band B • EPC rating D





Situated in the sought-after village of Winterton, this **beautifully presented semi-detached family home** offers generous living space, modern comforts, and a fantastic layout perfect for family life.

To the front of the property, a **spacious driveway provides ample off-road parking**, complemented by a neat strip of lawn running alongside, creating an attractive approach to the home.

Step inside to a **bright and welcoming entrance hall**, giving access to the staircase and all ground floor rooms. The **cosy lounge** enjoys a lovely **bay window to the front elevation**, filling the room with natural light, and features a **central fireplace** that creates a warm and inviting focal point.

Flowing seamlessly from the lounge is the **spacious dining room**, ideal for family meals and entertaining guests. **Patio doors open directly onto the rear garden**, allowing indoor and outdoor living to blend effortlessly.

The **well-proportioned kitchen** offers a great range of **wall and base units**, with **under-counter and freestanding space for appliances**, making it both practical and functional. From here, an **external door leads out to the rear garden**, while an **integral door provides access to the garage**.

The **integral garage**, complete with **electric supply**, is currently utilised as both a **garage and utility area**, offering additional versatility. The ground floor also benefits from a **convenient downstairs W.C.**

Upstairs, the **landing leads to four well-sized bedrooms**, **three of which are generous doubles**, making this an ideal home for growing families. The **modern family bathroom** is fitted with a **stylish four-piece suite**, providing both comfort and practicality.

Externally, the **rear garden is designed for low maintenance**, featuring a **patio area directly behind the property**, perfect for relaxing or entertaining, with the remainder mainly laid to **lawn**. A **second patio area in the rear corner houses a good-sized shed**, while **secure fencing to the boundaries ensures privacy**.

This fantastic family home offers **space, comfort, and a wonderful location** – everything needed for modern family living.

**Don't miss out – book your viewing today!**

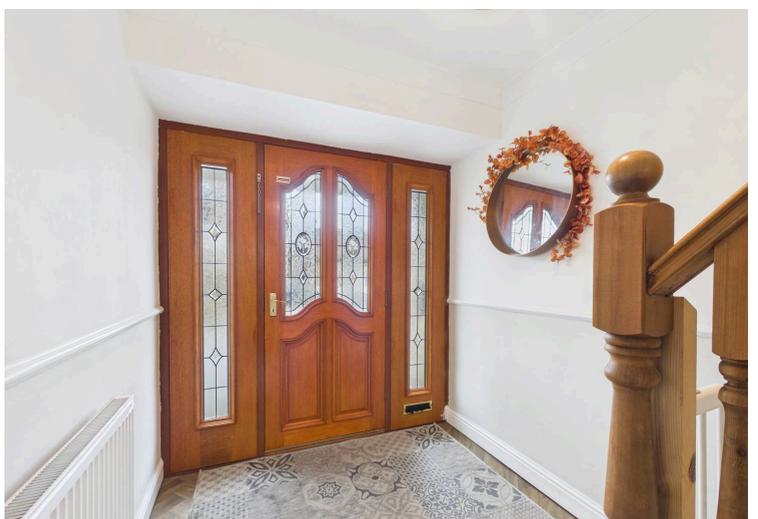


Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



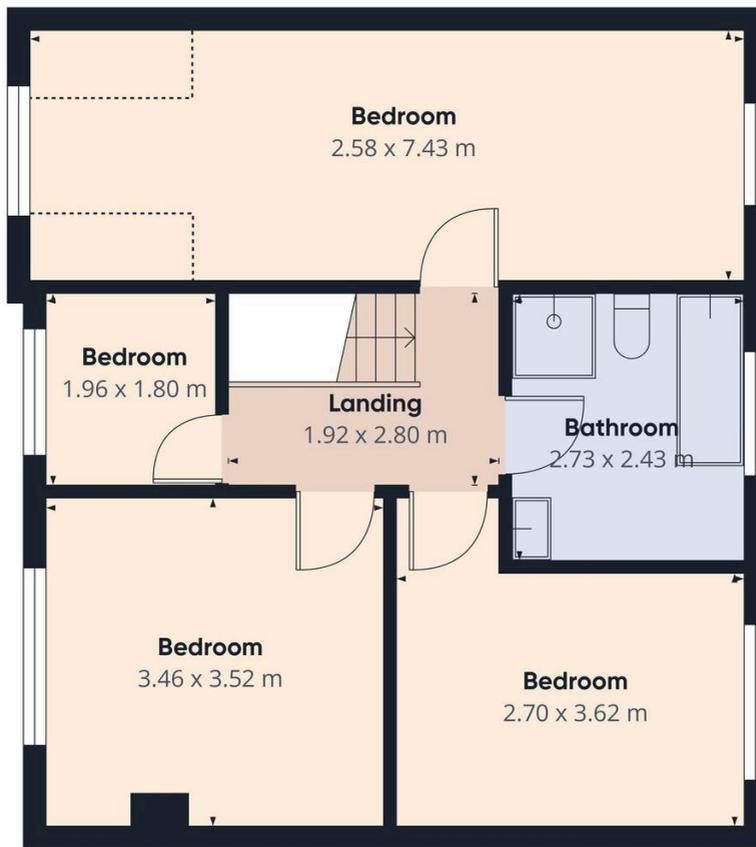


Approximate total area<sup>(1)</sup>  
46.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
56.1 m<sup>2</sup>

Reduced headroom  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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