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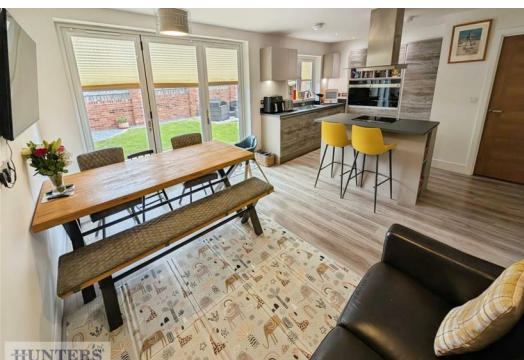
Cargills Court

Wingate, TS28 5FL

Asking Price £300,000



Hunters are delighted to present this impressive four-bedroom detached family home on the popular Wellfield Rise development in Wingate. Beautifully presented throughout, the property features practical air-conditioning units, a spacious lounge, useful study area and a superb open-plan dining kitchen with a central island, integrated appliances and direct access to the rear garden via enchanting bifold doors. A separate utility room and ground-floor cloakroom add further practicality. To the first floor there are four well-proportioned bedrooms, including a master with en-suite, alongside a stylish family bathroom. Externally, the home offers an enclosed landscaped garden, driveway and detached garage. A superb modern family home that must be viewed to be fully appreciated.



Entrance Hallway

The property opens into an impressive and particularly spacious entrance hallway, immediately setting the tone for the generous accommodation found throughout. Finished with contemporary wood-effect flooring, the hallway provides access to the principal ground-floor rooms and features a carpeted staircase rising to the first floor. A useful recessed area has been thoughtfully utilised as a study space, while modern internal doors, neutral décor and attractive timber detailing create a bright and welcoming first impression.

Cloakroom

Conveniently positioned on the ground floor, the cloakroom is finished in a stylish contemporary design. The room features modern tiled walls, wood-effect flooring, a wall-mounted wash hand basin and a concealed-cistern WC. A frosted window provides natural light, while a modern heated towel rail completes this practical addition to the family home.

Study Area 7'4" x 6'7" (2.26m x 2.02)

The dedicated study area is incorporated within the spacious entrance hallway and offers an ideal setting for home working, studying or managing household administration. There is ample room for a desk, computer equipment and storage, with the open arrangement allowing the space to remain connected to the rest of the home without encroaching upon the main living accommodation.

Lounge 15'1" x 10'9" (4.60m x 3.29m)

The separate lounge is a comfortable and well-proportioned reception room with a pleasant outlook through the front-facing bay window. The room offers ample space for a range of seating arrangements and additional occasional furniture, making it ideal for both everyday relaxation and entertaining. Contemporary wood-effect flooring runs throughout, complemented by neutral decoration and plenty of natural light.

Dining Kitchen 22'1" x 13'11" (6.74m x 4.26m)

Undoubtedly one of the standout features of the property, the exceptional open-plan dining kitchen provides a superb social and family-focused living space. The kitchen is fitted with an extensive range of contemporary wall and base units finished in contrasting tones, together with generous work surfaces and an inset sink positioned beneath the rear window.

A substantial central island creates an attractive focal point and incorporates an induction-style hob, overhead extractor and breakfast-bar seating. Integrated appliances are housed within a bank of full-height units, while additional storage and preparation areas ensure the kitchen is as practical as it is visually impressive.

The open-plan dining and seating area comfortably accommodates a large family dining table, further seating and wall-mounted entertainment equipment. Two sets of glazed doors provide direct access to the enclosed rear garden, filling the room with natural light and creating an excellent connection between the indoor and outdoor entertaining spaces.

Utility Room

The separate utility room provides a valuable dedicated space for laundry appliances and additional household storage. Fitted work surfaces and cabinetry help keep washing and cleaning essentials neatly organised, while the room is conveniently positioned away from the principal living areas.

Landing

The first-floor landing is spacious, bright and attractively presented, providing access to all four bedrooms and the family bathroom. The area features soft neutral carpeting, a timber handrail with painted spindles and a useful sense of openness around the stairwell. The generous proportions also provide space for occasional furniture or additional storage, subject to individual requirements.

Master Bedroom 9'10" x 9'0" (3.02m x 2.75m)

The master bedroom is a well-presented double room positioned to the front of the property. There is space for a substantial bed, bedside furniture and wardrobes, with a front-facing window providing natural light. The room is finished with neutral carpeting and benefits from a wall-mounted climate control unit, together with direct access to a private en-suite shower room.

En-Suite 7'5" x 5'4" (2.27m x 1.64m)

The en-suite has been completed to an excellent modern standard and incorporates a generous walk-in shower enclosure with a rainfall-style shower head and contrasting black fittings. A contemporary countertop wash basin sits above a wall-mounted vanity unit, accompanied by a concealed-cistern WC and matching black heated towel rail. Tiled walls, wood-effect flooring and recessed storage complete the stylish finish.

Second Bedroom 9'6" x 8'10" (2.92m x 2.70m)

The second bedroom is another comfortable double room with space for a bed and a range of freestanding bedroom furniture. A window provides a pleasant outlook and natural light, while neutral décor and carpeting create a versatile room suitable for family members, guests or alternative use as a further office.

Third Bedroom 13'7" x 8'2" (4.16m x 2.51m)

Bedroom three is an excellent-sized room with generous floor space for a double bed, wardrobes and a desk or dressing area. The room is bright and well maintained, with neutral carpeting, a front-facing window and a wall-mounted climate control unit. Its proportions make it particularly suitable as a teenager's bedroom, guest room or combined bedroom and workspace.

Fourth Bedroom 11'5" x 9'11" (3.48m x 3.03m)

The fourth bedroom is another generously proportioned room, comfortably accommodating a double bed alongside wardrobes, drawers and office furniture. A window provides natural light, while the neutral decorative scheme and carpeting offer a blank canvas for the next owner. A wall-mounted climate control unit adds further comfort.

Family Bathroom 6'11" x 5'6" (2.11m x 1.70m)

The family bathroom is finished in a sleek and contemporary style, featuring extensive marble-effect tiling and contrasting black fittings. The suite comprises a panelled bath with shower fittings, a wall-mounted countertop wash basin and a concealed-cistern WC. A frosted window provides natural light and ventilation, while wood-effect flooring completes the modern presentation.

Outdoor Space

The enclosed rear garden has been designed to offer a low-maintenance yet attractive outdoor environment. A central lawn is bordered by paved pathways and seating areas, including a dedicated patio that provides an ideal setting for outdoor furniture, barbecues and summer entertaining. Brick walls and timber fencing create a good degree of privacy, while gated access connects the garden with the driveway and detached garage.

The exterior of the home is equally well presented, with French doors opening from the dining kitchen directly onto the garden. The combination of lawn, paved terraces and secure boundaries makes the space suitable for families, children and pets.

Detached Garage

A detached garage is positioned to the rear of the property and is approached by a block-paved driveway, providing useful off-road parking. The garage offers secure parking or valuable storage for bicycles, garden equipment and household items, with the driveway adding further practical parking space.

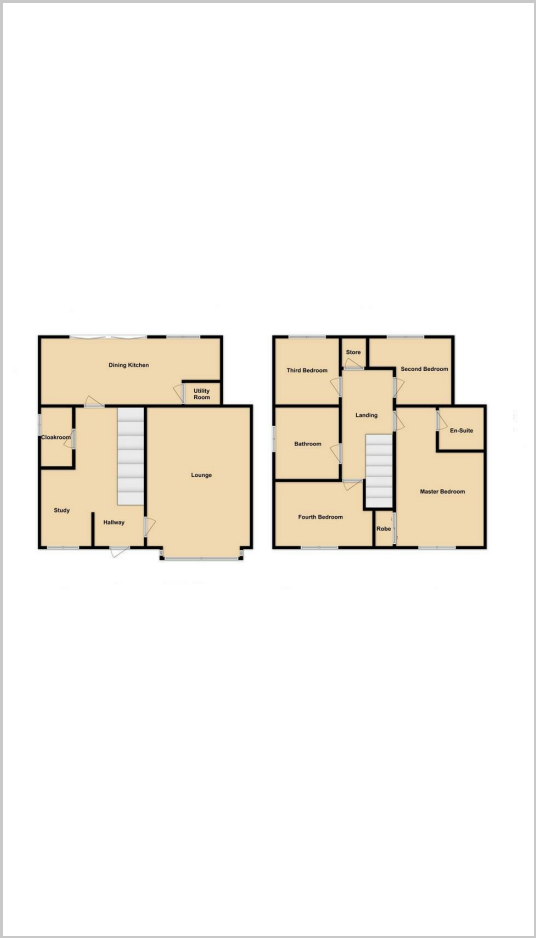
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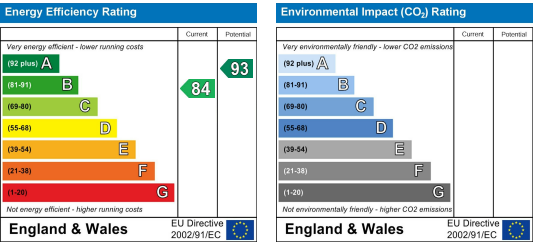
Area Map



Floor Plans



Energy Efficiency Graph



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