



4 bed detached house to buy in

Winford Grove, Wingate, Wingate,
Durham, TS28 5DU

£240,000

 x 4  x 3  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Turnkey Ready
- ✓ Four Bedroom Detached House
- ✓ Master with En-Suite
- ✓ Downstairs W.C.
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

Pattinson Estate Agents are delighted to welcome to the market this modern four bedroom detached house with driveway and garage, situated in Wingate. The property presents an attractive brick-built exterior with a pitched tiled roof, enhanced by a generous lawned front garden, paved pathway, and a charming bay window to the front elevation. Ample off-road parking is provided by a large driveway and spacious integral garage.

The ground floor features a bright and beautifully presented living room with stylish herringbone-effect flooring, a modern log-burning stove set beneath a timber mantel, and built-in shelving. Double doors lead through to a contemporary open-plan kitchen and dining area, finished in a neutral colour palette with cream cabinetry, a central island with integrated gas hob, double oven, microwave, and a modern sink. The adjoining dining area features a wood-effect wall, recessed ceiling spotlights, and continues the attractive flooring. A separate utility room offers practical laundry space.

A bright and spacious sun room provides an excellent additional reception and dining space, with extensive glazing, and French doors opening onto a large patio area—ideal for dining and entertaining. Upstairs, the master bedroom includes fitted wardrobes and an en-suite shower room with a walk-in shower, vanity unit, and contemporary fittings. There are three further well-proportioned bedrooms, two with fitted wardrobes, and a family bathroom with panelled bath and shower over.

Additional features include gas heating, uPVC double glazed windows throughout, and Council Tax Band C. The property is offered freehold.

Council Tax Band: C

Tenure: Freehold

Price: £240,000

Property Type: Detached House

Parking: Driveway & Garage

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

Front Exterior

Attractive modern four-bedroom-style family home featuring an appealing brick-built exterior with a pitched tiled roof. The property benefits from a generous lawned front garden, paved pathway leading to the entrance, and a large driveway providing ample off-road parking. A spacious integral garage with a glazed panelled door sits alongside the welcoming front entrance, which is sheltered by a pitched canopy. The front elevation is further enhanced by a charming bay window, adding character and natural light to the accommodation.



Living Room

4.40m x 3.90m (14'5" x 12'9")

A bright and beautifully presented lounge featuring a stylish herringbone-effect flooring and neutral décor throughout. The room offers a welcoming focal point with a modern log-burning stove set beneath a substantial timber mantel and wall-mounted television above. Built-in shelving provides attractive display space, while the large front window allows plenty of natural light into the room. The generous proportions comfortably accommodate a range of seating, creating a warm and inviting space ideal for both relaxing and entertaining. Double doors provide access through to the adjoining room.



Kitchen

5.90m x 2.70m (19'4" x 8'10")

A stylish, contemporary open-plan kitchen and dining area, beautifully finished in a neutral colour palette. The kitchen features sleek cream cabinetry, contrasting work surfaces and a central island with an integrated gas hob, providing an excellent preparation and social space. A range of integrated appliances includes a double oven and microwave, complemented by a modern sink and mixer tap.



The adjoining dining area offers comfortable seating and a feature wood-effect wall, creating a warm and inviting setting for family meals and entertaining. Recessed ceiling spotlights and attractive herringbone-effect flooring continue throughout, adding to the modern and spacious feel of this impressive room.

Additional Photo



Utility Room

Great space for the laundry room.

W.C

Sun Room

3.30m x 2.40m (10'9" x 7'10")

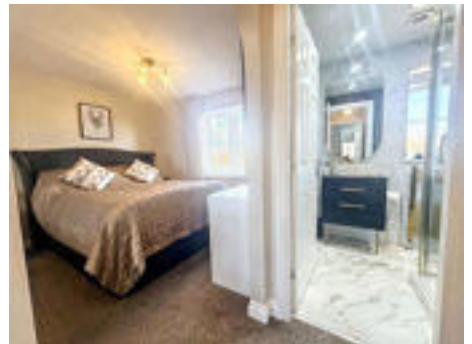
A bright and spacious sun room offering an excellent additional reception and dining space. The room benefits from an abundance of natural light through the extensive glazing and glazed roof, with attractive fitted blinds providing privacy when required. There are French doors opening directly onto the rear garden, creating a seamless connection with the outdoor space. Finished with stylish herringbone-effect flooring and a contemporary pendant light, the room provides an inviting setting for dining, relaxing and entertaining.



Master Bedroom

2.90m x 2.70m (9'6" x 8'10")

Including fitted wardrobes, radiator and uPVC double glazed window. Door to en-suite.



En-Suite

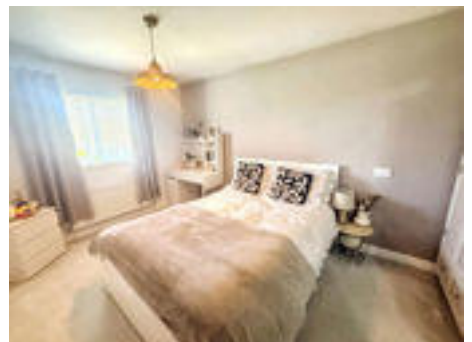
Features a fully tiled walk-in shower, vanity unit, low level WC, upright towel radiator, extractor fan, 3 concealed downlighters & uPVC double glazed window



Bedroom 2

4.10m x 2.60m (13'5" x 8'6")

Double bedroom also includes fitted wardrobe, radiator and uPVC double glazed window.



Bedroom 3

3.40m x 2.70m (11'1" x 8'10")

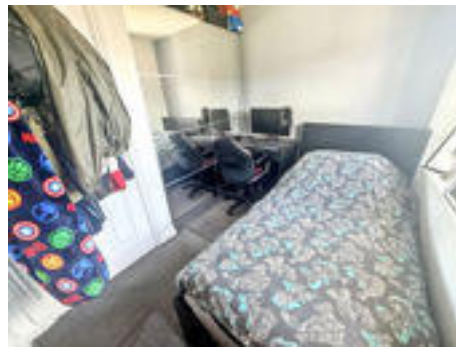
This large third bedroom is also large enough for a double bed and furniture, radiator and uPVC double glazed window.



Bedroom 4

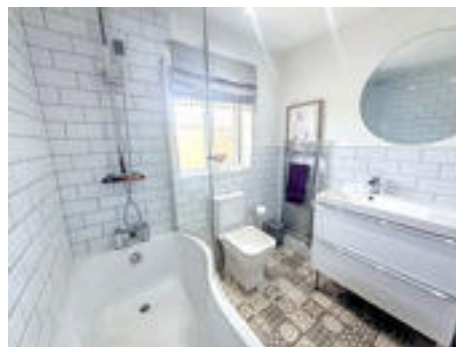
2.60m x 2.50m (8'6" x 8'2")

Bedroom four is another very generous size with radiator and uPVC double glazed window.



Bathroom

Part tiled, panelled bath with shower over & screen, vanity washbasin, low level WC, and uPVC double glazed window.



Rear Exterior

French doors from sun room lead onto a large patio area, great for dining and entertaining.



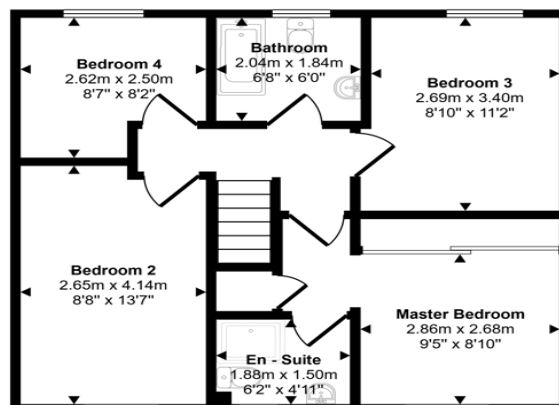
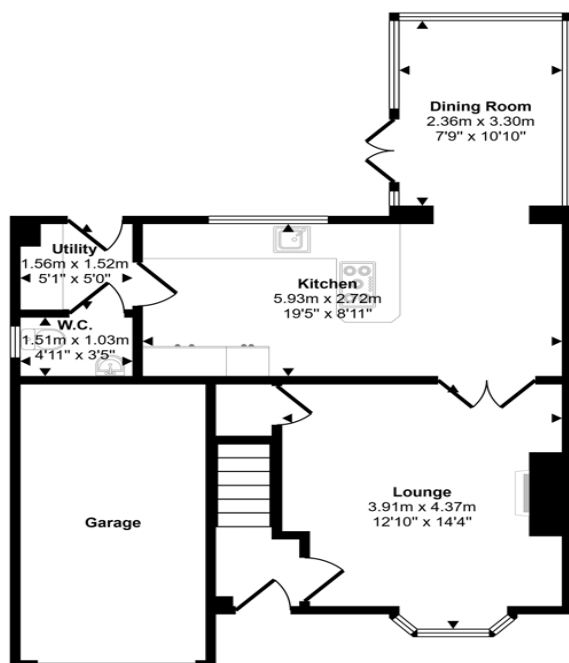
Rear Garden



Additional Photo Garden



Approx Gross Internal Area
116 sq m / 1251 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Winford Grove, Wingate, Wingate, Durham, TS28 5DU

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

