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## Woodville Way

Wingate, TS28 5FP

Asking Price £180,000



A beautifully presented new build home located on Woodville Way, Wingate, offering stylish, ready-to-move-into accommodation ideal for modern family living. The property briefly comprises a welcoming entrance hallway, ground floor W/C, spacious lounge with dining area and a contemporary fitted kitchen. To the first floor are three well-proportioned bedrooms, including a superb master bedroom with en-suite shower room, a second generous bedroom and a versatile third bedroom currently utilised as an impressive walk-in dressing room/wardrobe space, along with a modern family bathroom. Externally, the home benefits from off-street parking to the front for two vehicles and an enclosed rear garden with a generous patio and lawn, perfect for entertaining and families.



Entrance Hallway

A welcoming entrance hallway finished in a fresh, neutral décor with modern wood-effect flooring underfoot. There's access to the ground floor cloakroom and kitchen, with a staircase rising to the first floor and internal doors leading through to the main living space.

Ground Floor W/C

A stylish downstairs cloakroom fitted with a contemporary two-piece suite including a wall-hung WC with concealed cistern and a pedestal wash hand basin. Finished with modern tiling, a radiator, wood-effect flooring and a window providing natural light and ventilation.

Lounge 21'3" x 15'2" (6.50m x 4.64m)

A bright and generously proportioned lounge offering ample space for both relaxing and dining. The room is presented in a modern, neutral palette with soft carpeting and plenty of natural light from the large rear glazing, creating an airy feel and a perfect setting for everyday family living or entertaining.

Kitchen 11'1" x 8'1" (3.40m x 2.47m)

A sleek, modern fitted kitchen with a range of high-gloss wall and base units complemented by matching work surfaces. Features include a gas hob with stainless steel extractor over, integrated oven, sink with drainer positioned beneath the window, and excellent worktop space for meal prep. Finished with spot lighting, wood-effect flooring and a large window with fitted blinds for a light, contemporary feel.

Landing

A bright first floor landing providing access to all upstairs rooms, finished in a modern, neutral décor with soft carpeting and a clean, contemporary feel throughout.

Master Bedroom 10'10" x 10'5" (3.31m x 3.18m)

A beautifully presented main bedroom, styled in a calming neutral palette and finished with plush carpeting. The room offers excellent space for a double bed and additional furniture, with a striking feature wall behind the bed adding a touch of luxury and access to the en-suite.

En-Suite 6'5" x 4'10" (1.96m x 1.49m)

A sleek, modern en-suite shower room fitted with a contemporary three-piece suite comprising a wash hand basin, WC and a generous walk-in style shower enclosure. Finished with modern tiling, mirrored detailing and fresh, neutral tones for a smart hotel-like finish.

Second Bedroom 11'10" x 7'0" (3.62m x 2.15m)

A spacious and well-proportioned bedroom, ideal as a second double or a large guest room. Presented in the same tasteful neutral décor with fitted carpeting, this room comfortably accommodates a range of freestanding furniture and benefits from plenty of natural light.

Third Bedroom 12'2" x 8'0" (3.72m x 2.44m)

A versatile third bedroom, perfect for a child's room, home office or dressing room depending on your needs. Finished in neutral tones with carpeted flooring, offering a bright and flexible space to suit modern living.

Family Bathroom 7'0" x 5'7" (2.15m x 1.71m)

A modern and well-presented family bathroom fitted with a contemporary three-piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath. Finished with neutral tiling and modern flooring, the room offers a bright, clean feel and provides an ideal space for everyday family use.

Outdoor Space

Externally, the property enjoys a great-sized, enclosed rear garden which is ideal for families and entertaining. The garden is mainly laid to lawn with a generous paved patio area providing plenty of space for outdoor seating, BBQs and summer dining, all secured by timber fencing for privacy. To the front, there is a neat open aspect with a driveway providing off-street parking, along with a pathway leading to the main entrance and gated side access through to the rear garden.

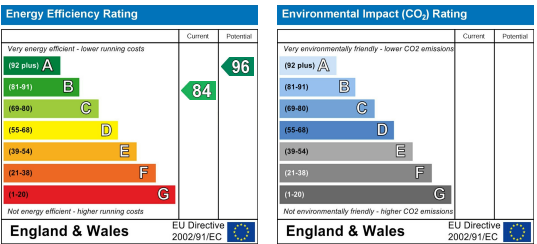
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.