



HUNTERS®

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.

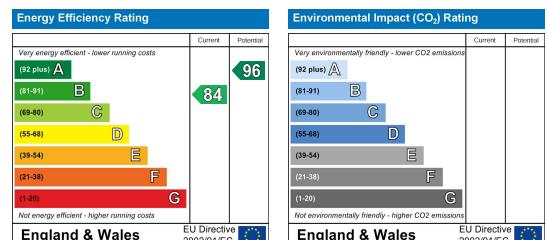
Area Map



Floor Plans



Energy Efficiency Graph



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