

HUNTERS®

HERE TO GET *you* THERE



Edderacres Walk

Wingate, TS28 5FH

£199,999



Council Tax: C



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Entrance Hallway

Situated at the front of the residence this welcoming entrance features a double glazed composite door complimented with eye catching laminated flooring concurrently flowing throughout the ground floor area, a feature staircase and a radiator.

Dining Kitchen

11'6" x 9'5" (3.53m x 2.89m)

The impressive contemporary dining kitchen encompasses a wealth of both wall and floor cabinets finished in oak colour tones and contrasting granite effect work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window which offers views over the front grounds towards the cul-de-sac. Additional attributes include a radiator and an elevated integral oven with a complimenting microwave, an automatic washing machine, automatic dishwasher, a concealed fridge freezer and an electric hob positioned below an elevated extractor canopy. A niche open aspect leads past the cloakroom W/c and useful storage cupboard into the exquisite principle reception room.

Lounge

20'2" x 16'5" (6.17m x 5.02m)

Nestled towards the rear of this wonderful family home, the lounge is further enhanced with a selection of stunning bi-fold doors which open the area into the eye catching west facing private rear gardens complimented with attractive laminated flooring and a radiator.

Cloakroom W/c

This useful facility incorporates a contemporary suite comprising of a low level W/c and a hand basin with mono-block taps, striking partial wall tiling and a chrome finished ladder style radiator.

First Floor Landing

A beautiful area positioned at the top of the stairs from the entrance hallway which includes a feature oak finished newel posted spindle balustrade twisting to the second floor landing and doors offering accessibility into three further bedrooms and the family bathroom.

Family Bathroom

Impeccably presented the family bathroom incorporates a white suite comprising of a panel bath complete with shower mixer tap fittings and a glazed shower screen, a low level W/c and a hand wash basin. Further attributes include stylish partial wall tiling, a ladder style chrome finished towel radiator and a frosted double glazed window set to the front of the home.

Second Bedroom

12'1" x 9'0" (3.70m x 2.76m)

Occupying a lovely position adjoining the family bathroom at the front of the residence, the second double bedroom includes a radiator and double glazed windows offering scenic elevated views across the front grounds and pedestrian walkway.

Third Bedroom

13'0" x 8'0" (3.98m x 2.46m)

Located at the rear of the property this wonderful third double bedroom features a splendid mirror fronted fitted double wardrobe, a radiator and double glazed windows providing welcoming elevated views across the enclosed west facing gardens and onto the adjoining cul-de-sac.

Fourth Bedroom

8'11" x 7'10" (2.74m x 2.41m)

The fourth well appointed bedroom, currently facilitated as a study, features a radiator and double glazed windows overlooking the rear gardens.

Second Floor Landing

Situated at the top of the oak finished newel posted spindled stairwell leading from the first floor landing area, this welcoming landing area comprises of a double glazed window and doors providing accessibility into the master bedroom suite and the walk into wardrobe which features a wall mounted gas boiler and further access into a superb additional storage area.

Master Bedroom Suite

12'6" x 12'1" into recess (3.83m x 3.70m into recess)

The awe inspiring master bedroom suite is recessed almost entirely into the loft space of the residence which provides a sumptuous expansive living space with additional attributes of an en-suite facility, additional useful storage, a radiator and a captivating double glazed dormer window providing niche character to the room.

En-Suite

The impressive en-suite facility encapsulates the concurrent luxurious finish to the home with a beautiful chrome etched glazed shower enclosure complete with complimenting dual shower faucets, a low level W/c and a contemporary rectangular hand wash basin finished with mono block taps and an eye catching chrome finished towel radiator.

Garage & Double Driveway

The sizable attached garage leads from the expansive block paved double length drive positioned at the rear of the residence adjoining the gardens and features a number of electrical outlets and lighting.

Outdoor Space

The spectacular position of the property within this enduring cu-de-sac and commanding west facing private gardens together with an abundance of living space make it a must-have residence for families. The property appends to a scenic tree lined pedestrian frontage with lawned gardens and an awe inspiring predominantly west facing rear garden finished with lawns, intersecting stone and wood chip borders preceding a sizable paved patio accessed via bi-fold doors from the lounge, ideal for family gatherings and outdoor enjoyment during the warm summer months.



Road Map



Hybrid Map



Terrain Map



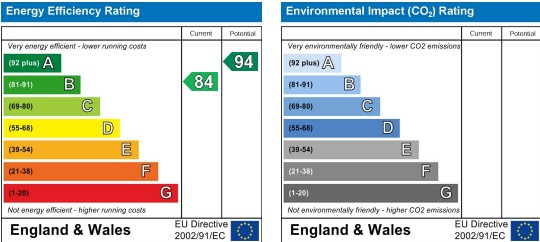
Floor Plan



Viewing

Please contact our Hunters Peterlee Office on 0191 586 3836 if you wish to arrange a viewing appointment for this property or require further information.

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.