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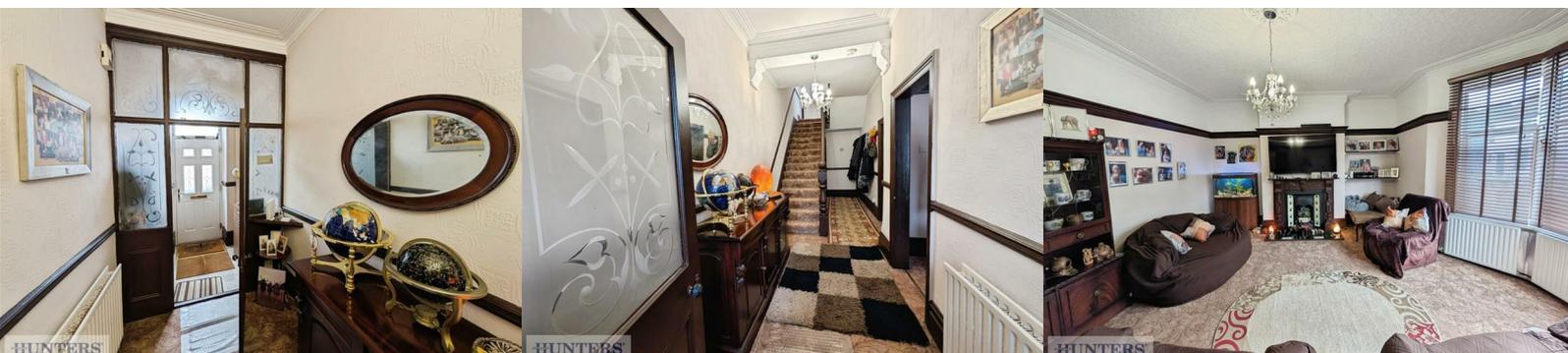
## North Road East

Wingate, TS28 5AT

Asking Price £219,950



Exceptional Edwardian style End Terrace Residence with a wealth of charming features. Situated on North Road East, Wingate, this impressive and rarely available family home offers generous accommodation packed with character and space throughout. The property briefly comprises an entrance vestibule and spacious hallway, a large bay-fronted lounge with feature fireplace, a separate formal dining room and a modern breakfast kitchen with ample storage and worktop space plus access to rear outbuildings. To the first floor there are three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a useful rear courtyard with outbuildings/storage, leading through to a larger enclosed garden with patio seating area and lawn, together with a larger than average detached garage accessed via the rear lane. Early viewing is strongly recommended.



### Entrance Vestibule

A welcoming entrance vestibule providing a handy buffer from outside, with an external door and attractive internal glazed door/panels leading through into the main hallway. Ideal for coats and shoes and setting the tone for the characterful accommodation beyond.

### Hallway

A spacious central hallway featuring traditional detailing including high ceilings, decorative coving and dado rail, with a staircase rising to the first floor. The hallway offers excellent access to the principal ground floor rooms and provides a lovely first impression with plenty of natural light.

### Lounge 17'11" x 17'1" (5.47m x 5.21m)

A generous, beautifully presented lounge boasting a large bay window that floods the room with daylight. Finished with ornate coving and a feature fireplace forming a fantastic focal point, this is an ideal main reception room for relaxing and entertaining, with ample space for a full range of lounge furniture.

### Dining Room 13'5" x 13'5" (4.09m x 4.09m)

A separate formal dining room, perfect for family gatherings and dinner parties. The room enjoys a bright outlook via a large window and benefits from character features including decorative coving and a feature fireplace, along with plenty of space for a substantial dining table and additional furniture.

### Breakfasting Kitchen 13'9" x 9'8" (4.20m x 2.96m)

A stylish breakfast kitchen fitted with a contemporary range of wall and base units with generous worktop space. Featuring an integrated double oven and hob, inset sink unit, recessed ceiling spotlights and space for additional appliances. There is also room for a breakfast table, making this a practical everyday hub of the home, with a door providing access out.

### Landing

The first floor landing is bright and spacious, with a window providing natural light and access to the first floor accommodation. The staircase and landing continue the home's traditional feel, complemented by the overall sense of space and presentation.

### Master Bedroom 15'8" x 14'9" (4.78m x 4.52m)

A spacious double bedroom with a large window to the front elevation, finished in neutral tones and offering plenty of room for a king-size bed and additional bedroom furniture.

### Second Bedroom 17'0" x 13'1" (5.20m x 4.00m)

Another well-proportioned double bedroom, tastefully presented and offering excellent floor space for a bed, wardrobes and drawers—ideal for family, guests or older children.

### Third Bedroom 10'11" x 10'0" (3.35m x 3.05m)

A versatile third bedroom which would suit a single room, nursery or home office/study. Nicely presented with space for freestanding furniture and a pleasant outlook.

### Family Bathroom 9'3" x 9'3" (2.84m x 2.82m)

The family bathroom has been beautifully refitted with a contemporary suite comprising of a larger than average double shower enclosure finished with chrome fittings and shower faucets, an integral W/c and hand basin inset into a stylish vanity area with convenient additional storage and feature wall finishes. Additional attributes include a double glazed frosted window to the rear aspect, a radiator and attractive flooring.

### Outside Space

Externally, the property benefits from a useful rear courtyard area with multiple storage/outbuildings, leading through to a larger enclosed garden with a paved seating area and a lawn with planted borders. There is also a detached garage to the rear, accessed via the back lane, with hardstanding in front providing additional practicality for parking/storage.

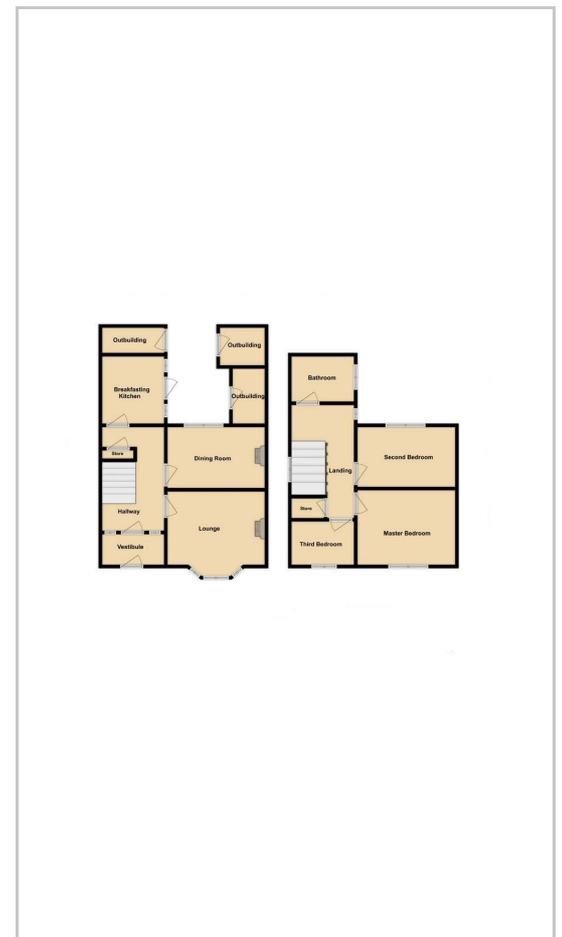
### Larger Detached Garage 19'9" x 14'2" (6.04m x 4.34m)

This wonderful attribute includes a roller door which opens into a most accessible frontage.

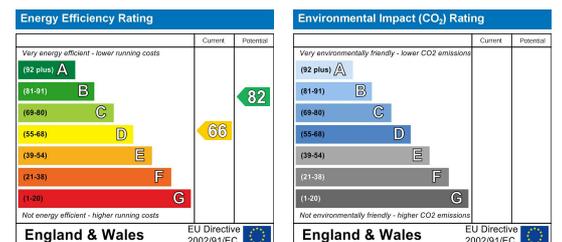
## Area Map



## 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.

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