

**To buy**

## 4 bed detached house to buy in

Cargills Court, Wingate, Wingate, Durham,  
TS28 5FL

# £290,000

 x 4  x 3  x 2

Tenure

Size

**Freehold**

**1302 sq ft / 121 sq m**

Driveway & Garage parking

Garden

## Property features

- ✓ Exceptional four-bedroom detached family home
- ✓ Approximately 1,302 sq. ft. of accommodation
- ✓ Beautifully presented throughout
- ✓ Four generously proportioned bedrooms
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Exceptional Four-Bedroom Detached Family Home | Air Conditioning | Stunning Open-Plan Kitchen | Landscaped Garden | EPC Rating B

Pattinson Estate Agents are delighted to present to the sales market this exceptional four-bedroom detached family home, occupying a desirable position within the highly sought-after Wellfield Rise development in Wingate. Beautifully presented throughout and offering approximately 1,302 sq. ft. of contemporary living accommodation, this energy-efficient home is perfectly suited to growing families seeking style, comfort and practicality.

Upon entering, you are welcomed into a spacious entrance hallway featuring a dedicated home office/study area, ideal for remote working or study. The generous family lounge enjoys a beautiful bay window, creating a bright and relaxing space to unwind.

Undoubtedly the heart of the home is the impressive open-plan dining kitchen, thoughtfully designed for modern family living. Boasting a stunning range of contemporary units, integrated appliances, generous work surfaces and a large central island with breakfast-bar seating, this fantastic entertaining space is flooded with natural light from the impressive bi-fold doors that seamlessly connect the interior to the landscaped rear garden. A separate utility room and stylish ground floor cloakroom complete the accommodation on the ground floor.

To the first floor are four generously proportioned bedrooms, including a superb principal bedroom complete with a contemporary en-suite shower room. The remaining bedrooms are all well-sized doubles, while the modern family bathroom has been finished to a high standard with quality fixtures and fittings. Air conditioning units installed within the bedrooms provide additional comfort, making this a home perfectly equipped for modern living.

Externally, the property continues to impress with a beautifully landscaped, enclosed rear garden, designed for low-maintenance family enjoyment and outdoor entertaining, with patio seating areas and lawn. A detached garage and spacious driveway provide ample off-road parking.

Situated within a popular family development, the property is ideally positioned for local amenities, shops, schools including the highly regarded Wellfield School catchment, and offers excellent commuter links via the A19, providing easy access to Durham, Hartlepool, Sunderland and the wider North East.

Offering spacious accommodation, quality finishes and a superb layout for modern family life, this outstanding home is ready to move straight into. Early viewing is essential to fully appreciate everything this exceptional property has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £290,000

Property Type: Detached House

Build Size: 121 sq m

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: Yes



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         | 93                      |
| (81-91) <b>B</b>                                   | 84      |                         |
| (69-80) <b>C</b>                                   |         |                         |
| (55-68) <b>D</b>                                   |         |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC |

Cargills Court, Wingate, Wingate, Durham, TS28 5FL

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

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