



 **SevenKeys**

High Grange Way, Wingate, Stockton-on-tees

£325,000

- Four Bedroom Detached House
- Ultra-Modern Decor
- Master Bedroom & En-suite
- Far Reaching Views from Rear Garden
- Ground Floor WC
- Garden, Parking and Detached Garage
-
-



SEVEN KEYS welcomes this luxury four bedroom detached family property built by Avant Homes. Located in Wingate on the outskirts of Durham, the property provides a vast amount of family space.

From the welcoming, bright entrance hall the ground floor accommodation also offers a front-to-rear lounge, front-to-rear kitchen diner with a stunning array of units and worktops complete with bi-fold doors onto the rear garden, a ground floor WC and utility and storage cupboards are also present. The first floor offers four bedrooms, the master bedroom coming complete with ensuite shower room and sliding mirrored wardrobes, and a beautiful family bathroom. Externally the property is located on a corner plot and offers a private, enclosed rear lawned garden as well as off street parking in front of a detached

single garage. Contact our Sedgefield branch to arrange a viewing.

Request your viewing online today at [SevenKeys.co.uk](https://www.sevenkeys.co.uk).

LIVING ROOM

9' 9" x 15' 3" (2.98m x 4.66m) Decorative bay window with double glazed windows, radiator and carpet.

KITCHEN

16' 11" x 12' 4" (5.16m x 3.77m) Modern fitted kitchen with a range of wall and base units, gas hob and integrated oven, integrated microwave, integrated fridge/freezer, stainless steel sink and drainer with mixer tap, upgraded tile flooring and access into the sitting room.

SITTING ROOM

16' 7" x 10' 7" (5.08m x 3.24m) Large double glazed bi-fold doors leading out into the garden, upgrade tiled flooring and radiator.

UTILITY ROOM

Plumbing for washing machine, worktops and access into the downstairs WC.

DOWNSTAIRS WC

WC downstairs, toilet, wash basin. Light accessed via double glazed frosted glass window.

MASTER BEDROOM

13' 1" x 11' 10" (4.01m x 3.63m) Generous double bedroom with double glazed windows, radiator and fitted wardrobes.

EN-SUITE

Fitted with white suite comprising of walk in shower, vanity unit and wash basin, low level toilet, fully tiled walls and flooring. Light entered via frosted glass UPVC window.

BEDROOM TWO

14' 4" x 9' 1" (4.37m x 2.79m) Generous double bedroom with double glazed windows, radiator and fitted wardrobes.

BEDROOM THREE

12' 6" x 9' 1" (3.82m x 2.77m) Double bedroom with double glazed windows, radiator and storage cupboard.

BEDROOM FOUR

10' 0" x 12' 0" (3.05m x 3.68m) Double bedroom with

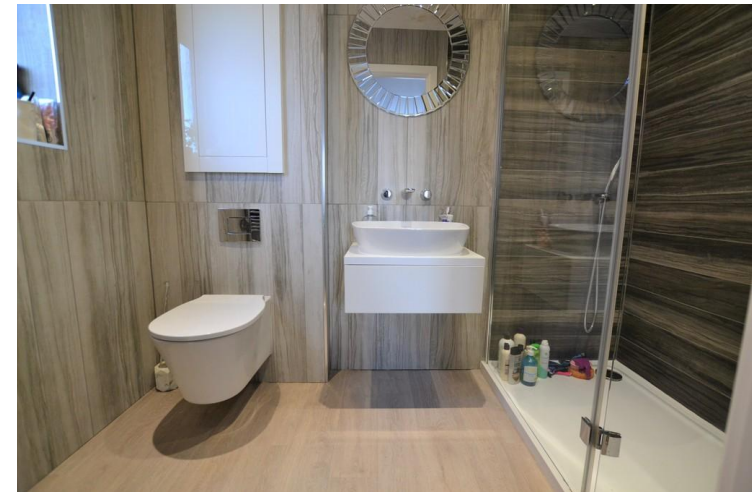
double glazed windows, radiator and carpet.

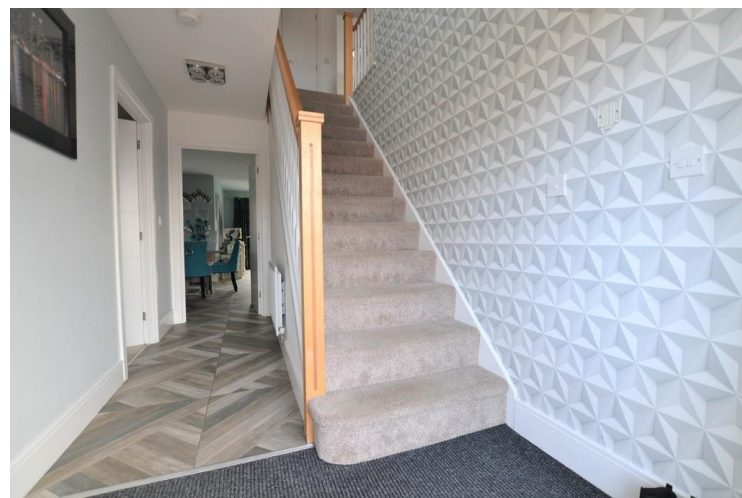
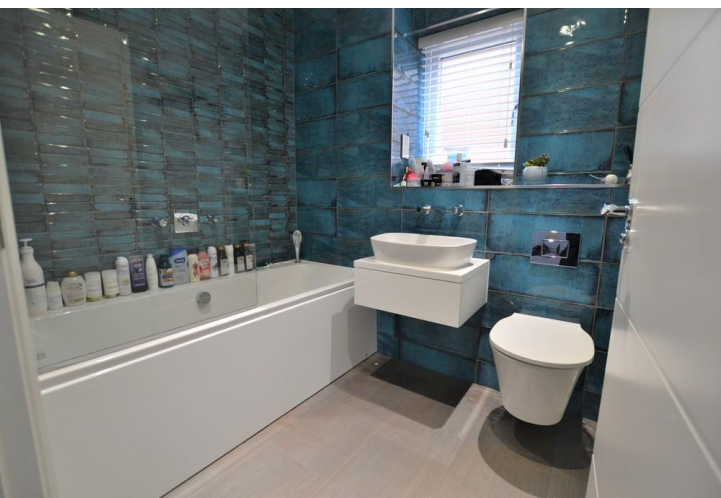
BATHROOM

Fitted with white suite comprising of panelled bath with overhead shower, vanity unit and wash basin, low level toilet, fully tiled walls and flooring. Light entered via frosted glass UPVC window.

EXTERNAL

The property boasts a large driveway for off street parking, leading to the integrated garage, accessed via the utility with electric and large storage space. There are gardens to both the front and rear of the property with a far reaching aspect to the rear that is not overlooked.









THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SEVEN KEYS DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

Boston House
Unit 2 Fifth Avenue
Team Valley Trading Estate
Gateshead

T: 0191 4971797

E: info@sevenkeys.co.uk

W: www.sevenkeys.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements