





1 Gateways

Wolsingham, Weardale

Generously proportioned 4-bed detached house in sought-after Wolsingham village. Immaculate open plan kitchen/living area, games room, underfloor heating, and cosy multifuel burner. Private south facing garden with decked area and pagoda. Integral garage PLUS a large driveway for 3 vehicles.

Council Tax band: E

Tenure: Freehold

- 4 bedroom detached house
- Immaculate open plan kitchen/ living area
- Private south facing garden
- Garage PLUS large storage room and games room
- Under floor heating in the kitchen/ living area
- Multifuel burner in the living area
- Bi fold doors onto the garden
- Family bathroom PLUS En suite
- Located in the sought after Weardale village of Wolsingham



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Hallway

12' 10" x 6' 1" (3.91m x 1.86m)

Upon entering the property through the front door you find yourself in a spacious hallway. The hallway provides access to the living room, the open plan kitchen/ living area beyond and boasts a clear view from the front door out to the garden. The hallway also benefits from laminate flooring plus upgraded chrome switches and sockets.

Living room

15' 8" x 11' 0" (4.78m x 3.35m)

A spacious and bright living room is found at the front of the property, boasting two large hardwood double glazed windows which floods the room with lots of natural light. The living room benefits from a modern feature gas fireplace plus upgraded chrome switches and sockets.







Kitchen/ Living area

20' 1" x 24' 1" (6.13m x 7.33m)

An impressive extension houses the property's kitchen/ living area, featuring a high specification throughout and a stylish finish. The kitchen/ living area is a generous and bright space featuring expansive and fully recessing bi fold doors which offer a view out onto the south facing private rear garden. The brightness of this space is further enhanced by the addition of two roof lights and a hardwood double glazed window. The kitchen provides an excellent range of over-under storage cabinets in a modern shaker style, complimented by the addition of granite worktops and a double Belfast sink. A spacious island offers further storage cabinets, a wine cooler and ample space for dining. Additional integrated appliances include; double Neff oven, a gas hob and a dishwasher. The kitchen also offers space to house a large fridge/ freezer. Amongst the many notable features of this space is the installation of underfloor heating, upgraded chrome switches and sockets plus a multifuel burner.

Cloakroom

8' 0" x 4' 8" (2.44m x 1.43m)

The cloakroom provides access to the utility room, rear porch and downstairs WC and is currently utilised as a space to store shoes and coats.



Utility room

4' 5" x 9' 3" (1.34m x 2.82m)

A welcome addition to any family home, the utility room is accessed via the kitchen and offers space to accommodate a washing machine and a tumble dryer.







WC

5' 5" x 4' 9" (1.65m x 1.45m)

A spacious and well appointed downstairs WC is accessed via the cloakroom and features a hand wash basin, WC and upgraded chrome switches and sockets.

Rear porch

6' 11" x 3' 4" (2.10m x 1.02m)

The rear porch is accessed via the cloakroom and provides external access to the garden.

Landing

(2.71m x 1.91m) PLUS (0.90m x 0.94m). A spacious landing provides access to the property's 4 bedrooms and family bathroom. The landing also offers access to the loft via the loft hatch which features a pull down ladder. The loft benefits from being partially boarded.





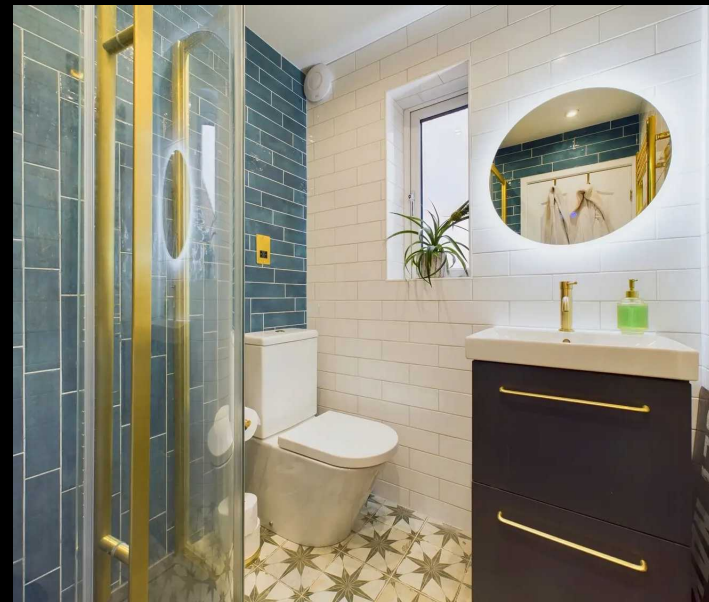
Bedroom 1

(3.93m x 5.73m) PLUS (1.40m x 0.97m) Found at the front of the property is bedroom 1, it is a spacious and bright bedroom boasting ample fitted wardrobes plus additional space for free standing storage furniture. The bedroom is tastefully decorated and has the benefit of two uPVC windows, upgraded chrome switches and sockets plus an immaculately finished En suite bathroom.

En suite

5' 8" x 5' 9" (1.73m x 1.75m)

The En suite bathroom to bedroom 1 is wonderfully appointed and stylish, benefiting from a large corner shower cubicle with power shower, under floor heating, hand wash basin with under sink storage, a heated towel rail and WC. The quality finish is further enhanced by full height tiled walls, feature tiled flooring, a modern light up mirror and spotlights. A uPVC window allows for lots of natural light.





Bedroom 2

12' 4" x 9' 2" (3.75m x 2.80m)

Bedroom 2 is found at the rear of the property overlooking the garden and boasting fantastic hillside views. It is a well proportioned room, currently configured as a single but could comfortably accommodate a double bed. Bedroom 2 offers inbuilt alcove shelving and ample space for free standing storage furniture.

Bedroom 3

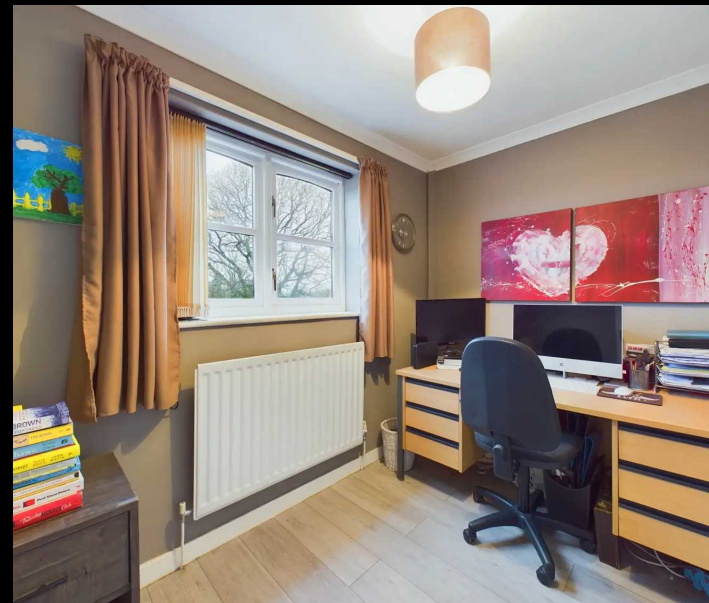
12' 2" x 8' 8" (3.71m x 2.63m)

Bedroom 3 is found at the front of the property and is a well proportioned room. Currently configured as a single but could easily accommodate a double bed. Bedroom 3 provides ample space for free standing storage furniture.

Bedroom 4

8' 6" x 9' 3" (2.60m x 2.83m)

Bedroom 4 is found at the rear of the property overlooking the garden and boasts open hillside views. Currently configured as an office, bedroom 4 benefits from laminate floors, neutral decoration and a large window allowing for lots of natural light.





Bathroom

6' 2" x 8' 1" (1.88m x 2.46m)

The property's main bathroom is a generously proportioned space featuring a bath with overhead shower, under floor heating, hand wash basin with under sink storage, heated towel rail and a WC. Full height tiled walls and floors plus spotlights add to the quality finish of this family bathroom.

Workshop/ storage room

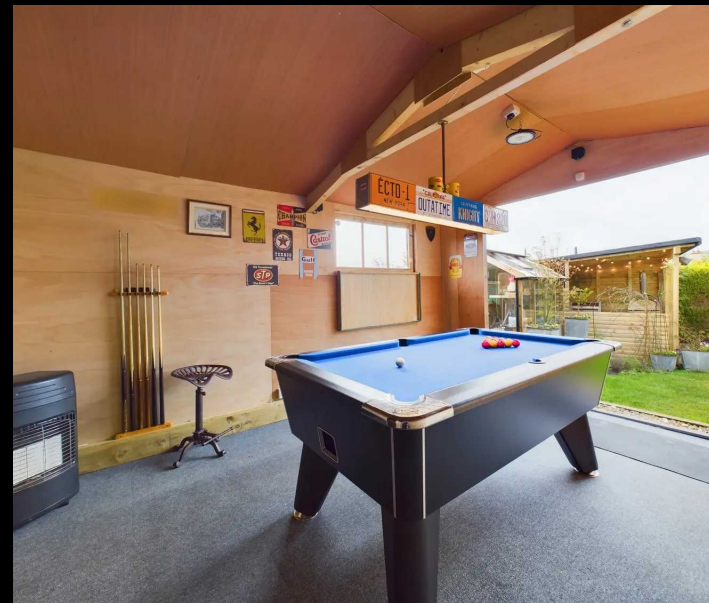
15' 2" x 11' 4" (4.62m x 3.46m)

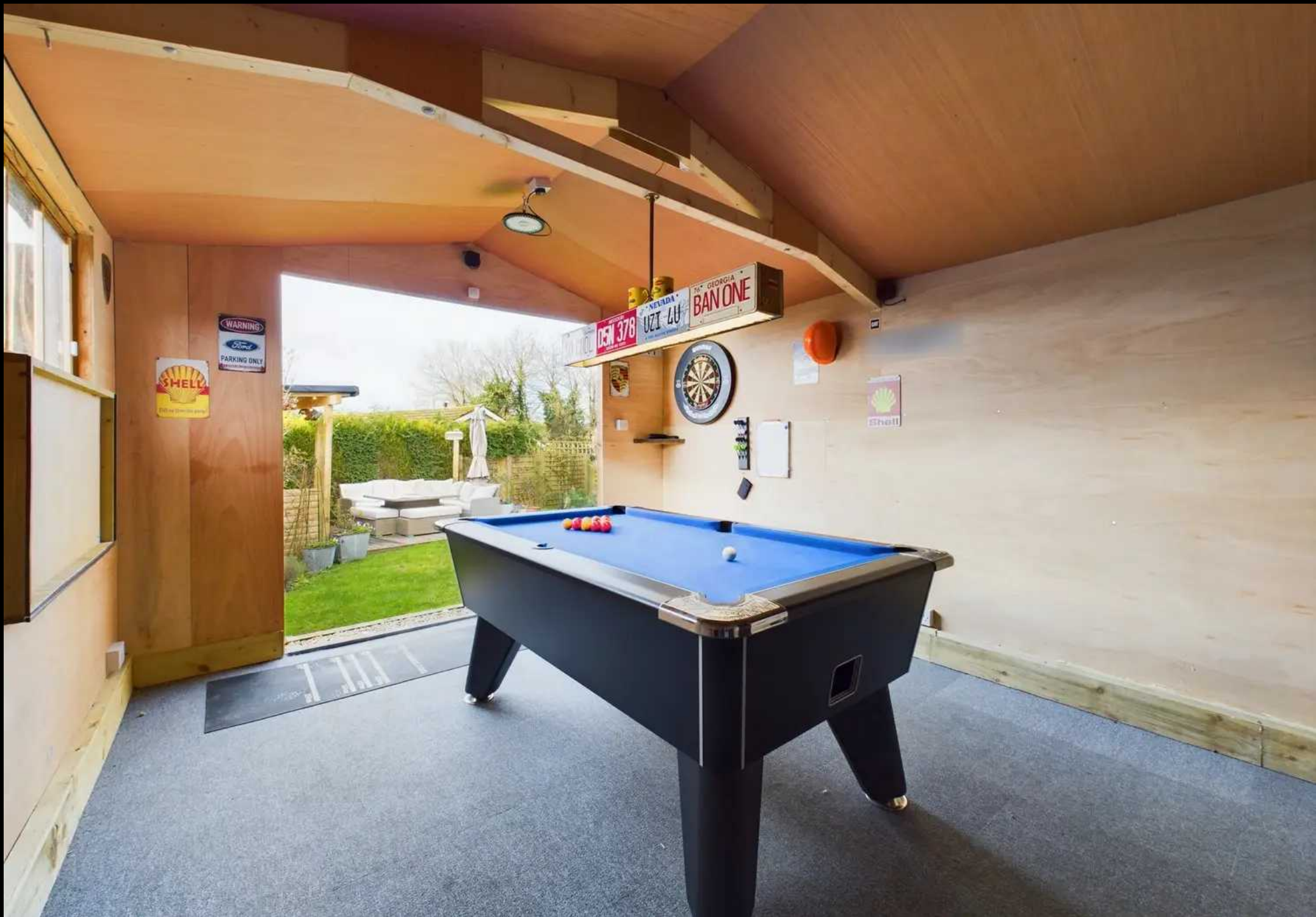
The property provides an ample amount of storage space in the form of a vast workshop/ storage room that sits separate but adjacent to the house. The workshop/ storage room also has the benefit of lights and power.

Games room

14' 6" x 11' 5" (4.41m x 3.47m)

A large and spacious games room is also on offer at this property. The games room benefits from power and lights and has large double doors which open out onto the garden.







Rear Garden

The property boasts a fantastic enclosed, private and south facing rear garden benefiting from a decked area with pagoda that provides ample space for outdoor entertaining. The garden is mainly laid to lawn with a planted border and has the benefit of a side gate entrance whilst a shed offers space for outdoor storage.

Single Garage

The property has the benefit of a single integral garage which offers ample space for storage or could provide parking for 1 car.

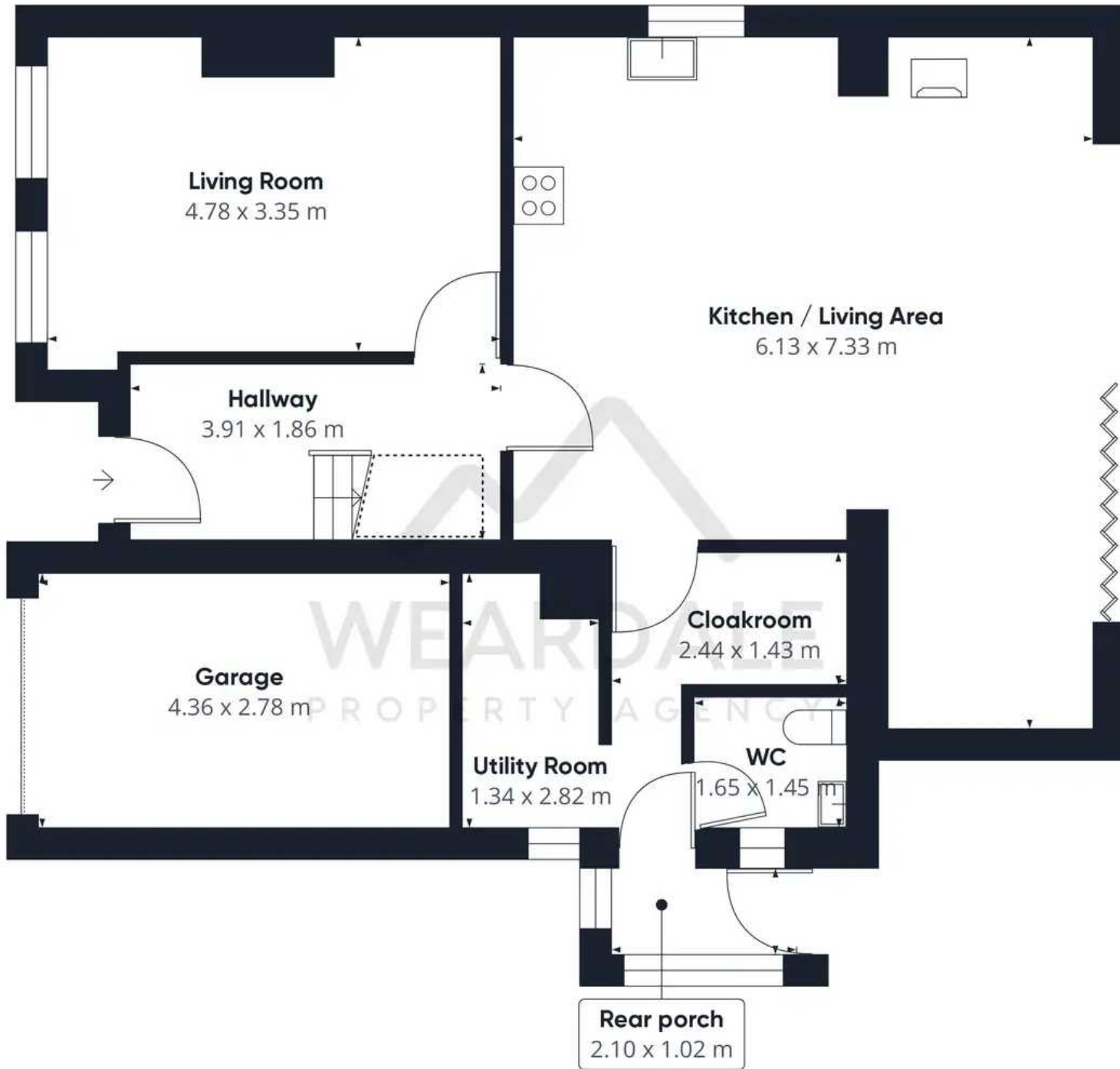
Driveway

3 Parking Spaces

The property boasts a large and recently block paved private driveway and easily provides off street parking for up to 3 vehicles.







Approximate total area⁽¹⁾

87.53 m²

Reduced headroom

1.28 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
60.62 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾
31.56 m²

(1) Excluding balconies and terraces

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Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract. All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.



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