



## Burwood Fold, Queensbury

**£385,000**

\* MODERN DETACHED \* FOUR BEDROOMS \* TWO BATH/SHOWER ROOMS \*

\* QUIET CUL-DE-SAC \* GARDEN \* DOUBLE DRIVE \* GARAGE \*

This fantastic modern detached four bedroom property has been designed to utilise space and offer families flexible living accommodation. Built by the reputable Harron Homes and located on this small and quiet cul-de-sac location.

Benefits from a modern fitted kitchen, house bathroom, shower room and fitted wardrobes.

Situated on the outskirts of Queensbury Village and within easy reach of amenities, shops and a choice of first and secondary schools. The accommodation briefly comprises hallway, lounge, modern family living kitchen, utility room and w/c. To the first floor there are four double bedrooms (master having en-suite) and a modern white bathroom suite.

To the outside there is a well stocked lawned, patio and decked garden with a double driveway leading to an integral garage.







### Entrance Hall

With oak flooring and radiator.

### Lounge

16'8" x 10'3" (5.08m x 3.12m)

Having a modern electric fire in marble fireplace surround, radiator and double glazed window.

### Dining Kitchen

19'1" x 14'6" (5.82m x 4.42m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, breakfast bar, oven, hob and extractor hood, integrated fridge/freezer, dishwasher, tiled floor, radiator, double glazed French doors.

### Utility

6'7" x 5'5" (2.01m x 1.65m)

Modern fitted wall and base units incorporating integrated microwave oven and washing machine, tiled floor.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, low suite wc, pedestal wash basin, radiator.

### First Floor

With double glazed window, radiator.

### Bedroom One

11'1" x 9'9" (3.38m x 2.97m)

With radiator, double glazed window, modern sliding door wardrobes. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

### Bedroom Two

13' x 8'10" (3.96m x 2.69m)

Modern fitted wardrobes, radiator and double glazed window.

### Bedroom Three

10'11" x 8'8" (3.33m x 2.64m)

With radiator and double glazed window.

### Bedroom Four

11'3" x 8'8" (3.43m x 2.64m)

With radiator and double glazed window.





### Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

To the outside there is a lawned garden to the rear with patio and decked area, together with a shed/outhouse with power and light, double driveway leading to an integral garage.

### Directions

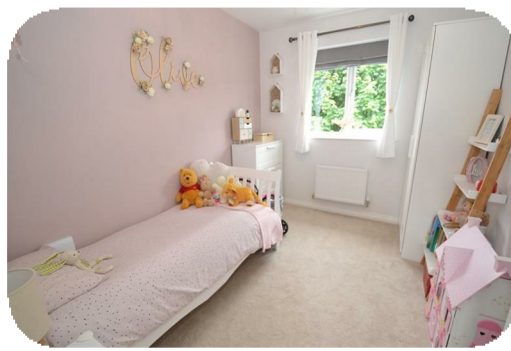
From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn left onto Deanstones Ln, right onto Long Ln, turn right onto Burwood Dr, turn right onto Burwood Fold and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

E

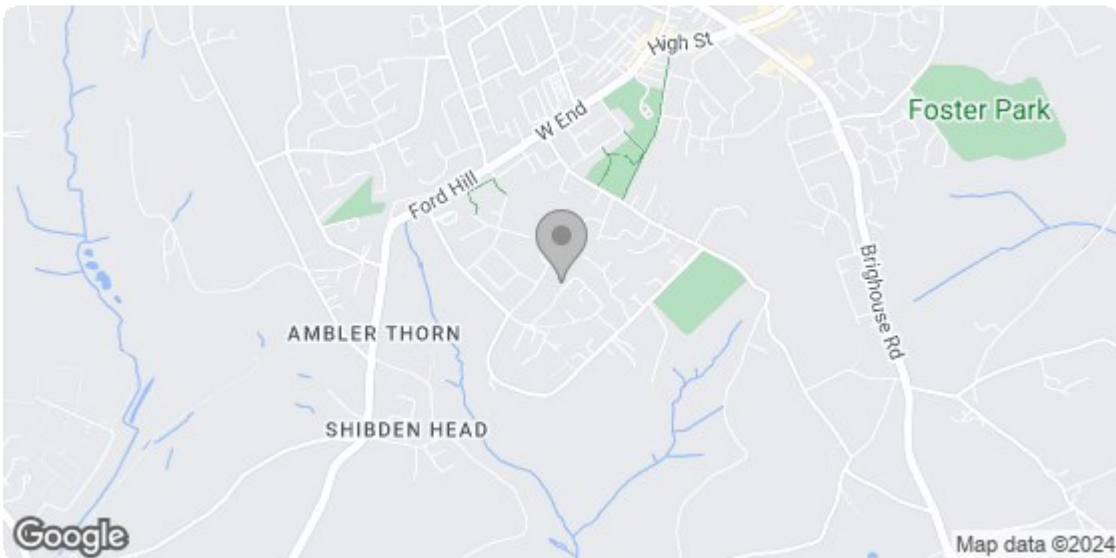


# Burwood Fold, BD13

Approximate Gross Internal Area = 133.1 sq m / 1432 sq ft  
 (Including Garage)  
 Garden Room / Shed = 8.0 sq m / 86 sq ft  
 Total = 141.1 sq m / 1518 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097795)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	89
(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>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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