



Burwood Gate, Queensbury

£459,950

**** DETACHED ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** IMMACULATE THROUGHOUT ****

**** FAMILY SIZED ** LANDSCAPED GARDENS ** AMPLE PARKING & DOUBLE GARAGE ****

Offered with NO CHAIN is this Stunning Four-Bedroom Detached Home on a Sought-After residential Development. Nestled within a highly desirable Harron Homes development, this modern four-bedroom detached property offers the perfect blend of style, space, and comfort—ideal for a growing family.

Boasting immaculate presentation throughout, the home features two generous reception rooms, providing versatile living space for both relaxing and entertaining. The heart of the home is a contemporary kitchen and dining area, complemented by high-quality finishes and ample natural light. Upstairs, the master bedroom benefits from an en suite shower room, while three further bedrooms and a stylish family bathroom complete the first floor. Outside, a gated driveway offers ample off-road parking, leading to a beautifully landscaped rear garden—perfect for children, pets, or summer gatherings.

Located close to a range of local shops, amenities, and both primary and secondary schools, this property is perfectly positioned for family life.





Entrance Hall

Oak floor, radiator and understairs storage.

WC

Two piece suite comprising low flush wc, pedestal wash basin and radiator.

Lounge

15'3" x 15'6" (4.65m" x 4.72m")

Two radiators and french door.

Dining Kitchen

22'8" x 14'6" (6.91m" x 4.42m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, breakfast bar, integrated fridge freezer, integrated dishwasher, oven & hob with extractor, tiled floor and radiator.

Sitting Room

Radiator and french doors leading to rear garden.

Utility

Modern fitted wall and base units incorporating plumbing for auto washer, tiled floor and upvc door.

Dining Room

12'2" x 9'1" (3.71m" x 2.77m")

Radiator.

First Floor Landing

Radiator.

Bedroom One

13'2" x 12'1" (4.01m" x 3.68m")

Modern sliding wardrobes and radiator.

En Suite

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

Bedroom Two

12'2" x 11'1" (3.71m" x 3.38m")

Radiator.





Bedroom Four

8'9" x 9'2" (2.67m" x 2.79m")

Radiator.

Bedroom Three

9'1" x 12'3" (2.77m" x 3.73m")

Radiator.

Bathroom

Modern four piece suite comprising shower cubicle, panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

Landscaped well stocked garden to the rear with a paved driveway leading to a double detached garage.

Council Tax Band

E

Tenure

FREEHOLD.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

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