



16 BURDON WALK CASTLE EDEN, TS27 4FD

£450,000
FREEHOLD

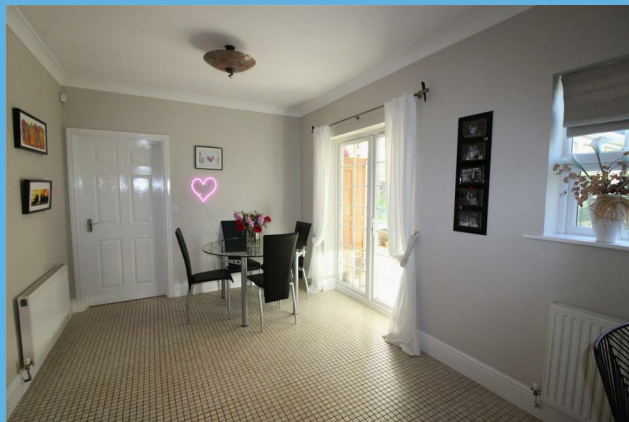
We offer for sale this five/six bedroom detached house built in 2005 and located in the picturesque Burdon Walk, Castle Eden. This property boasts an impressive 3 reception rooms and a large conservatory, providing ample space for entertaining guests or simply relaxing with your family. With 5 spacious bedrooms and 3 bathrooms, there is plenty of room for everyone to enjoy their own space and privacy. One of the standout features is the private South facing rear garden with two stone patio areas for those who enjoy hosting gatherings with friends and family. A large block paved driveway to the front provides off road parking for 4/5 cars as well as a detached double garage which could be easily converted into an office space. Energy rating C. Council tax band G £4060.10pa.

NO ONWARD CHAIN !!!

drummonds
estate agents

16 BURDON WALK

- Five Bedroom Detached House • Three Reception Rooms & Conservatory • Large Kitchen Diner • Three Bathrooms & Cloakroom WC • Study with Juliet Balcony • Large South Facing Rear Garden • Detached Double Garage • Block Paved Driveway for 4/5 Cars • Energy Rating C • Council Tax Band G £3920.89pa



ENTRANCE PORCH

Composite door with glass side panels, two cloaks cupboards, with half glazed door leading to:

HALLWAY

Understair storage cupboard, radiator and staircase to first floor.

CLOAKROOM WC

Low level flush WC, pedestal wash basin, radiator, part tiled walls, extractor fan and radiator.

LOUNGE

Two front aspect windows, fireplace, two radiators, coved cornicing.

FAMILY ROOM

Two front aspect windows, two radiators, coved cornicing.

KITCHEN/ DINER

Two rear aspect windows, a range of wall, base units and breakfast bar with granite worktops and stainless steel splashbacks, incorporating integrated dishwasher, fridge and freezer, 1 1/2 stainless steel sink/drainer unit with mixer tap, double oven, hob and stainless steel extractor hood over, coved cornicing, spotlights, two radiators and French doors leading to the conservatory.

UTILITY ROOM

Base units and worktop with tiled splashback incorporating stainless steel sink and mixer tap and plumbing for washing machine, wall mounted boiler, extractor fan, radiator, coved cornicing and half glazed composite door to side garden.

DINING ROOM

Two rear aspect windows, coved cornicing and two radiators.

CONSERVATORY

French doors at the side leading to the garden.

LANDING

Loft access via pull down ladder, coved cornicing, radiator, cupboard housing hot water tank. Double doors to Study.

BEDROOM ONE & DRESSING AREA

Two front aspect windows,, coved cornicing, two radiators, fitted wardrobes and shelving.

EN SUITE

Side aspect window, double walk-in cubicle with mains shower, pedestal wash hand basin, low level low flush WC and part tiled walls, extractor fan, coved cornicing, radiator and spotlights.

BEDROOM TWO

Two rear aspect windows, coved cornicing and two radiators.

EN SUITE

Part-tiled walls, extractor fan, shower cubicle with mains shower, low level low flush WC, pedestal wash hand basin, radiator and spotlights.

BEDROOM THREE

Two rear aspect windows, fitted mirror wardrobes, coved cornicing and two radiators.

BEDROOM FOUR

Two front aspect windows, coved cornicing and two radiators.

BEDROOM FIVE

Rear aspect window, coved cornicing and radiator.

BEDROOM SIX / STUDY

Front aspect French doors leading to Juliet balcony, coved cornicing and radiator.

BATHROOM

Side aspect window, shower cubicle with mains shower, pedestal wash hand basin, low level low flush WC, bath with mixer tap, coved cornicing, spotlights and radiator.

EXTERNALLY

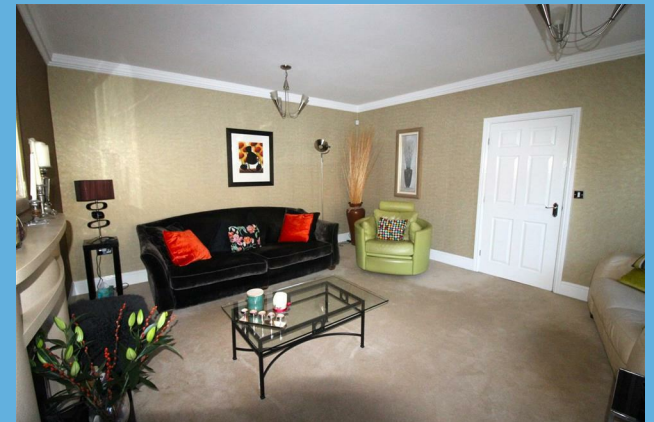
Block paved driveway for several cars, leading to the garage at the front, slate area surrounded with established shrubs and gated access to side.

Private enclosed South facing rear garden which is mainly lawn with two stone patio areas and surrounded by established tree, shrubs and hedges.

DETACHED DOUBLE GARAGE

2 up/over doors with electric and heating, suspended ceiling with spotlights, loft storage and partially carpeted - could be easily converted into office area.

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ADDITIONAL INFORMATION

Local Authority – Durham

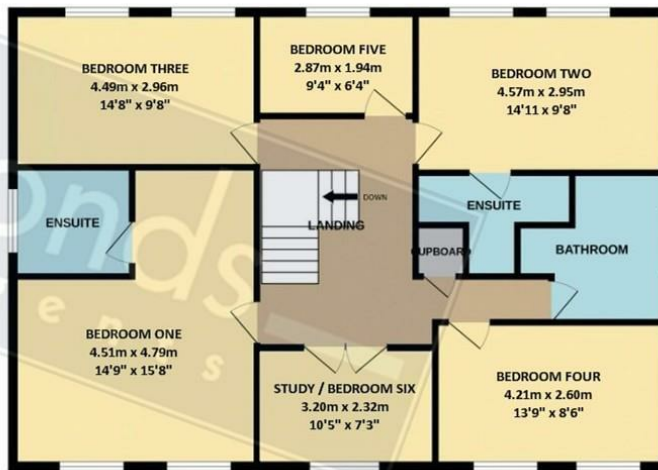
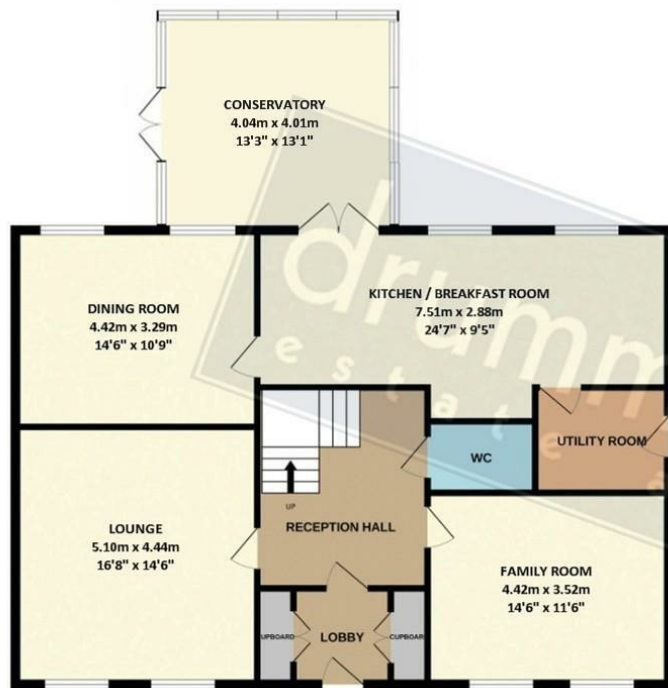
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2378.00 sq ft

Tenure – Freehold





MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	84
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

Billingham Lettings
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds
estate agents