



HUNTERS[®]
HERE TO GET *you* THERE

17 Plover Drive, Burnopfield, Newcastle Upon Tyne, NE16
6LR

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Asking Price £372,000

For sale is this immaculate, detached house, located in the sought-after village of Burhopefield. This property is perfectly positioned on a superb corner plot, with a detached double garage and driveway. The house is in pristine condition and features a combination of modern conveniences and charming character.

The property is wonderfully spacious, offering four double bedrooms and three bathrooms. The bedrooms are of a good size, with three of them boasting built-in wardrobes for added convenience. The fourth bedroom also benefits from an ensuite bathroom, providing a private and luxurious space.

The bathrooms are modern and well-appointed, with two of them featuring a heated towel rail. One is conveniently located on the ground floor, while the family bathroom and ensuite add to the home's functionality.

The property also offers one kitchen and three reception rooms. The kitchen is bright and airy with plenty of natural light, complete with a practical utility room. The three reception rooms provide ample space for socialising and relaxing, adding to the overall appeal of this beautiful home.

Unique features of the property include a cosy fireplace, perfect for warming up during the colder months, ample parking space, a well-maintained garden, and a spacious double garage.

As for the location, it is ideal for families and the over 55's with excellent public transport links and local amenities nearby. This highly desirable property is sure to attract a lot of interest due to its prime location and excellent condition.

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

126.6 m²

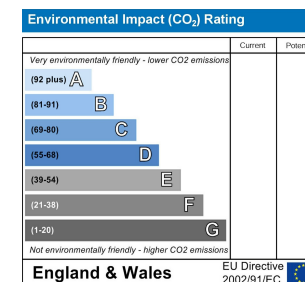
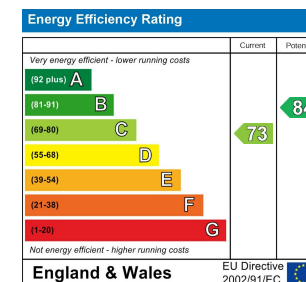
1362 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





