



**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

25 BURDON WALK  
CASTLE EDEN | TS27 4FD

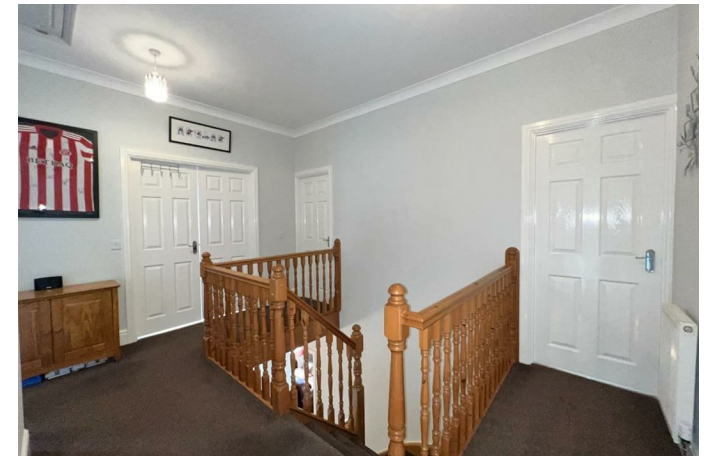


## 25 BURDON WALK CASTLE EDEN | TS27 4FD

Nestled within a tranquil cul-de-sac on an exclusive estate, this five-bedroom executive home exemplifies luxury and elegance. Built by the renowned Charles Church to the 'Malham' design, the property offers versatile and spacious accommodation throughout, maintained to an impeccable standard by the current owners.

Upon entering, you are greeted by a grand entrance hall featuring oak flooring, setting a sophisticated tone. The ground floor boasts a bright and spacious lounge with a feature fireplace, perfect for cozy gatherings. Adjacent to the lounge, a separate family room or dining area provides additional versatile living space. At the rear of the property, the expansive open-plan kitchen/diner spans the full width of the house, creating an ideal family and entertainment area. The kitchen is equipped with a comprehensive range of two-tone units, a centre island, contrasting white quartz work surfaces, built-in appliances, and LVT flooring. Patio doors lead to a rear conservatory, seamlessly blending indoor and outdoor living. A separate utility room and a convenient downstairs WC complete the practical layout of the ground floor.

The first floor is designed for comfort and privacy, featuring four double bedrooms. The master suite includes a dressing area with wardrobes and a fully tiled, modern en-suite bathroom. The second bedroom also benefits from en-suite facilities, making it an ideal guest suite. Two additional double bedrooms and a single bedroom, currently utilized as a study with a 'Juliet' balcony, offer ample space for family members or guests. These rooms are serviced by a fully tiled, contemporary family bathroom with a freestanding tub, adding a touch of luxury.



















#### CONTINUED:-

The property is set on a generous plot with a private front garden, adorned with established Laurel hedging. A side driveway provides ample parking for up to six vehicles, in addition to a double garage. The rear garden is well-established, predominantly laid to lawn with a patio area, perfect for outdoor activities and relaxation.

Perfectly situated for access to the A19, this home is within easy reach of excellent schools, social and leisure facilities, and a variety of local amenities. This exceptional property offers a harmonious blend of space, style, and convenience, making it the perfect family home.

#### LOCATION:-

Situated within the beautiful area of Castle Eden, this property is located within a small and private executive estate. Perfectly situated for access to the A19, a number of excellent schools, not far from social and leisure facilities, and ideally located for local amenities.



#### AGENTS NOTES:

- \* Fully double glazed
- \* Gas fired central heating via radiators.
- \* All main services
- \* EER: C75
- \* Council tax band:- G Durham
- \* Freehold

#### VIEWINGS:

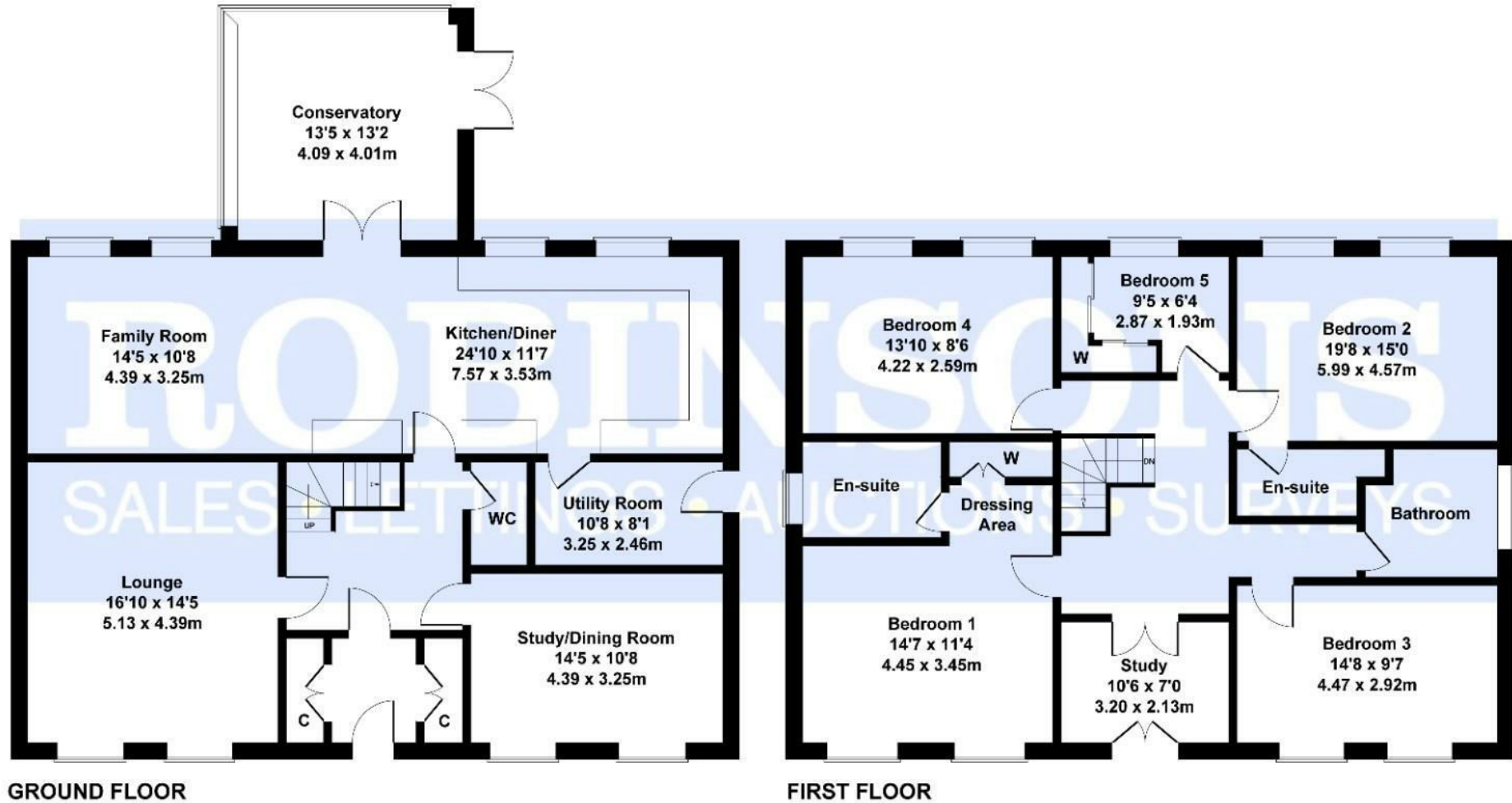
Via:- Robinsons Regency & Rural

Tel:- 01740 645444

Email:- [info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

# 25 Burdon Walk

Approximate Gross Internal Area  
2400 sq ft - 223 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.





**Tel: 01740 645444**

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)