



St Buryan Crescent Kenton

Viewing comes recommended on this fabulous traditional semi detached house occupying a generous plot within this popular residential cul-de-sac. The property is ideally suited for a growing family and benefits from a range of modern fixtures and fittings throughout. In addition, there is a lovely southerly facing landscaped garden to the rear with summer house and pergola with pizza oven. There is also ample off street parking to the front. The property is well positioned for access to local schools, shops and amenities as well as being a short distance to the A1 motorway.

Briefly comprising entrance porch leading to a large sitting room with hardwood flooring and bay window. To the rear is a 27ft dining kitchen fitted with a range of quality wall and base units and centre island. There is also a utility which leads to the garage. To the first floor are 3 bedrooms together with a modern bathroom suite with walk-in shower. To the rear is a large southerly facing garden which has been landscaped to incorporate a fabulous summer house and Pergola with pizza oven. The driveway to the front provides ample off street parking for several cars. Additional benefits include garage, gas fired central heating via combination boiler, and UPVC double glazing.

Guide Price £235,000

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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed window to front and side, courtesy light.

SITTING ROOM 17'10 (to include staircase) x 14'0 (5.44 x 4.27m)

Double glazed window to front, LED downlights, hardwood floor, coving to ceiling, built in cupboard.



KITCHEN 27'5 x 9'0 (8.36 x 2.74m)

Fitted with a range of wall and base units with centre island, single drainer sink unit, double French doors to rear, built in electric oven, built in gas hob, tiled splash back, wall mounted combination boiler, two radiator, double glazed window to rear, LED downlights, hardwood flooring.

UTILITY 7'10 x 8'2 (2.39 x 2.49m)

Wall and base units, laminate flooring, door to garage, radiator.



FIRST FLOOR LANDING

Double glazed window, access to roof space via loft ladder.

BEDROOM ONE 11'7 x 8'2 (3.53 x 2.49m)

Double glazed window to front, fitted wardrobes, hardwood flooring, radiator.

BEDROOM TWO 10'10 x 9'1 (3.30 x 2.77m)

Double glazed window to rear, hardwood flooring, built in cupboard, radiator.



BEDROOM THREE 8'8 x 7'9 (to include bulkhead) (2.64 x 2.36m)

Double glazed window to front, hardwood flooring, radiator.

SHOWER ROOM

Walk-in double shower, twin wash hand basin with set in vanity units, bidet, low level WC, part tiled walls, tiled floor, double glazed frosted window.

PAVED DRIVEWAY TO FRONT

REAR GARDEN

Southerly facing, raised decked patio area, wooden pergola with pizza oven, flower, tree and shrub borders, gated access.

GARAGE

Space for automatic washer, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

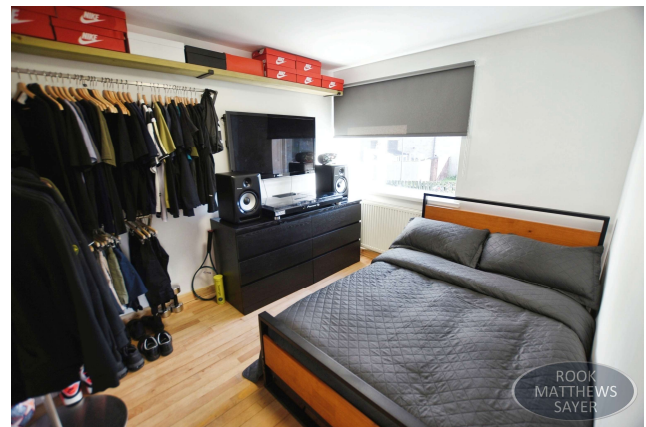
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

GS00015328.DJ.PC.28.10.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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