



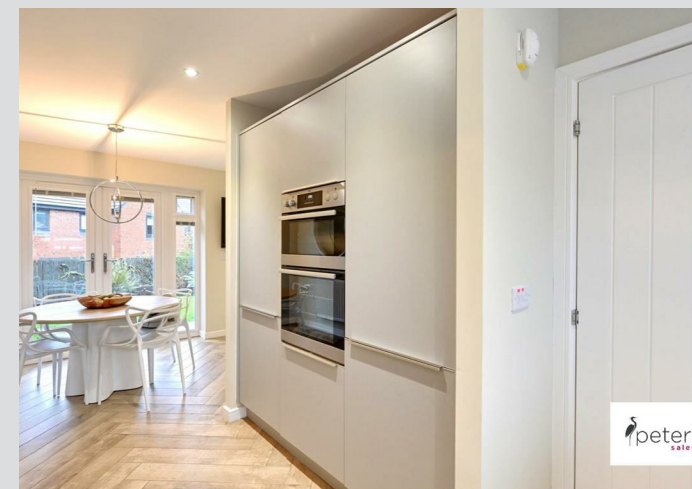












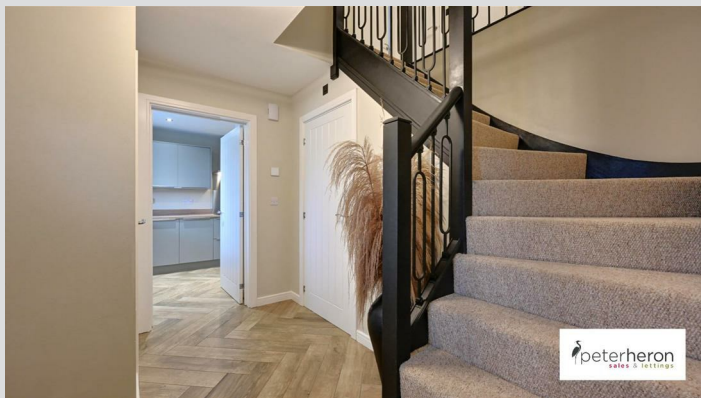
A beautifully presented four bedroom detached house, occupying a superb cul-de-sac position, within the highly sought after Burdon Rise development. The stylish interior is accessed via a reception hall with an attractive tiled floor, staircase to the first floor and a cloakroom/wc. There is a superb lounge, enjoying a dual aspect and a stunning open plan kitchen, dining and family area, fitted with a range of contemporary units, a selection of integrated appliances and has French doors to the rear garden. To the first floor there is master bedroom with fitted wardrobes and an en-suite shower room/wc, three further bedrooms and a family bathroom/wc. Externally there is a driveway with an EV charger, a single garage and a wonderful, landscaped garden to the rear with a lawn and patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. Viewing essential to appreciate this fabulous home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to hall.

### Entrance Hall



Staircase leading to first floor, built in cupboard, radiator and attractive tiled flooring.

### Cloakroom/WC



Low level WC and mini washbasin, tiled floor and radiator.

### Lounge 24'5" x 10'3" into alcove



Double glazed French door to the rear and double glazed window to front, two radiators.

### Open Plan Kitchen/Dining & Family Area 19'5" x 9'4" plus 11'7" x 8'9"



This room enjoys a dual aspect with double glazed French door to the rear and a double glazed window to the front.

### Kitchen



Fitted with a stylish range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double oven, induction hob, fridge, freezer, dishwasher and washing machine. Two radiators.

### First Floor Landing



Radiator and built in cupboard.

### Bedroom 1 14'6" not including robes x 10'3"



Double glazed window to front, radiator and fitted wardrobes. Door to en-suite.

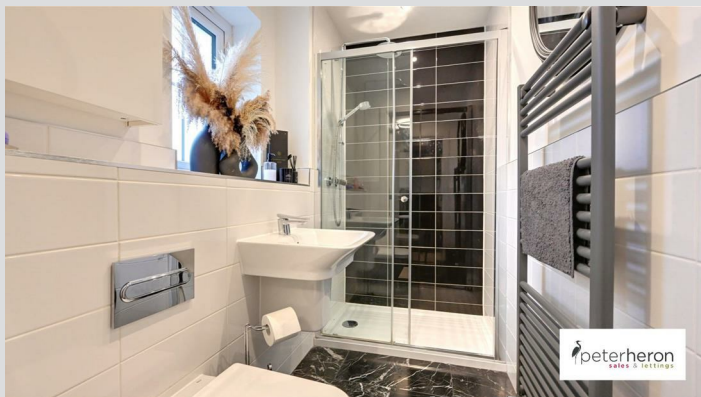
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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Low level WC with concealed cistern, washbasin and a step in shower cubicle with mains shower, ladder style radiator and double glazed window.

## Bedroom 2 9'9" x 9'4" not including robes



Double glazed window to front, radiator and fitted wardrobes.

## Bedroom 3 9'8" x 8'6"



Double glazed window to rear and radiator.

## Bedroom 4 10'6" x 7'7"



Double glazed window to rear and radiator.

## Bathroom



Modern suite comprising of a low level WC, washbasin and panel bath with ladder style radiator, tiled floor, part tiled walls and double glazed window.

## Outside



To the front of the property there is a small garden area with block paved driveway providing off street parking and an EV charger. Whilst to the rear there is a delightful landscaped garden with a lawn and sunken patio area.

## Council Tax Band

The Council Tax Band is Band E.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

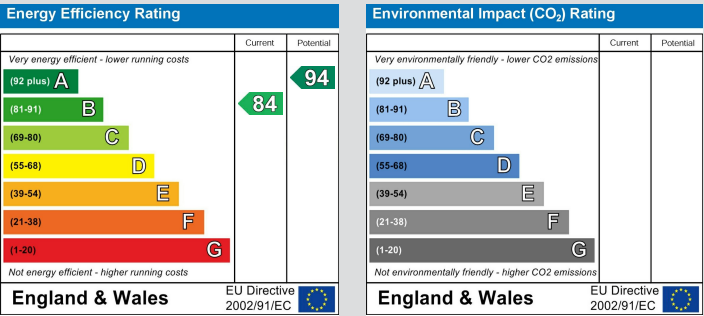
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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