















A stunning, four bedroom detached house, impressively upgraded to provide a beautiful home within the highly sought after Burdon Rise development. The stylish interior is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is a 22ft lounge, enjoying a dual aspect and there is a fabulous open plan kitchen, dining and family area. The kitchen is fitted with a range of attractive units and a selection of integrated appliances and French doors out to the rear garden. To the first floor there is a master bedroom with en-suite shower room/wc, three further bedrooms and a family bathroom/wc. Externally there is a long driveway with an EV charging facility, a single garage and a wonderful landscaped garden to the rear enjoying a south westerly aspect with a lawn and patio. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. Available to rent from end of August 2025.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

## Entrance Hall

There is a double glazed window, radiator, built in cupboard and a staircase to the first floor, doors lead off to the cloakroom/WC, lounge and also to the open plan kitchen, dining and family area.

## Cloakroom/WC

With a low level WC with concealed cistern and a pedestal wash hand basin, there is a radiator and part tiled walls.

## Lounge 22'10" x 10'3"

This room enjoys a dual aspect with a double glazed window to the front and a double glazed French door to the rear, there are also two radiators.

## Open Plan Kitchen, Dining And Family Area 19'4" x 7'8" extending to 9'4" + 11'6" x 8'8"

This fabulous open plan space incorporates the kitchen, dining and family area, the kitchen is fitted with an excellent range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include an AEG electric double over, an AEG gas hob with extractor over, a fridge, a freezer, a dishwasher and a washing machine, there are double glazed windows to the front and rear, two radiators and a double glazed French door leading out into the rear garden.

## Family Area

## First Floor Landing

Built in cupboard providing storage space and also housing the hot water cylinder, in the landing there is also a radiator and doors lead off to the four bedrooms and family bathroom.

## Bedroom 1 12'11" not inc robes x 10'3"

Double glazed window to the front, radiator, fitted wardrobes and a door to the en suite.

## En Suite Shower Room

Low level WC with concealed cistern, wash hand basin and a step in shower cubicle with mains fed shower, there is a chrome ladder style radiator, part tiled walls, tiled floor and a double glazed window.

## Bedroom 2 9'10" x 9'8" not inc robes

Double glazed window to the front, radiator and fitted wardrobes.

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

Double glazed window to the rear and a radiator.

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

Double glazed window to the rear and a radiator.

## Family Bathroom

With a contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a panel bath, there are part tiled walls, tiled floor, chrome ladder style radiator and a double glazed window.

## Outside

To the front is a small garden area with a long driveway to the side providing off street parking with an EV charging facility, and access to the single garage, to the rear there is a delightful landscaped garden with a lawned area, attractive patio and raised planted borders.

## Council Tax Band

The Council Tax Band is Band E.

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and

before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

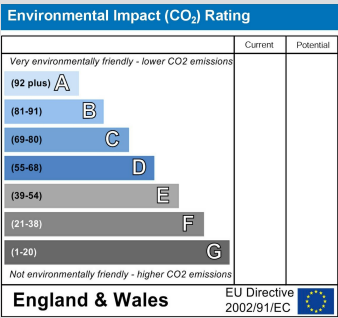
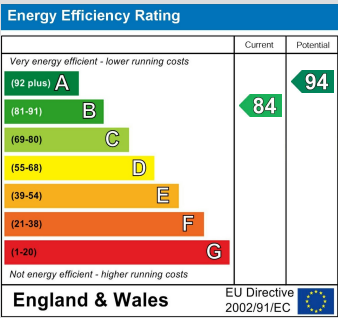
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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

## Movein Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.



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