









This stunning four bedroom detached house, occupies a superb cul-de-sac position within this impressive development, known as Burton Fields. Internally the stylish interior is accessed via a reception hall with staircase to the first floor and a cloakroom/wc. There is an attractive lounge to the front and a fabulous contemporary kitchen / diner to the rear, fitted with an excellent range of units, a selection of integrated appliances and French doors leading out on to the garden. On the first floor there is a family bathroom/wc and four bedrooms, the principle room featuring an en-suite shower room/wc. Externally there is a driveway to the front with access to an integral garage whilst to the rear a delightful garden, laid mainly to lawn. We highly advise arranging a viewing to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



2x storage cupboards, radiator and stairs to first floor.

Living Room 14'9" x 9'5"



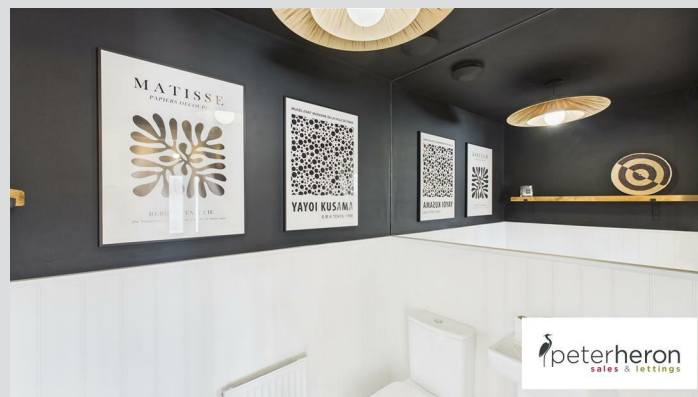
2x double glazed windows to front and double radiator.

Kitchen/Diner 17'7" x 9'3"



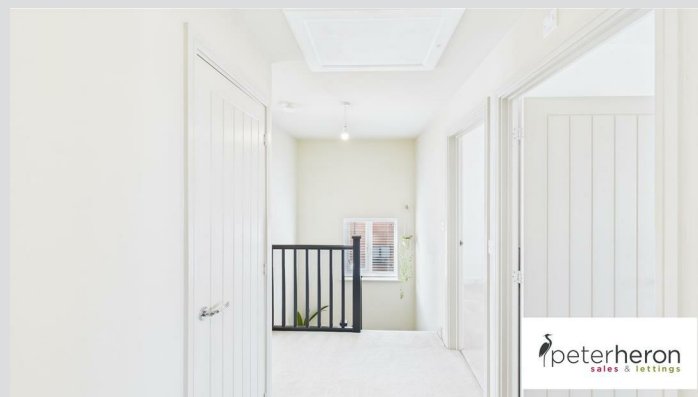
Range of modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, 5 burner gas hob and cooker hood, microwave, fridge freezer, dishwasher and washing machine. Radiator, double glazed window to rear and UPVC double glazed French doors to rear.

Cloakroom/WC



Low level WC and washbasin, radiator.

First Floor Landing



Double glazed window, storage cupboard, radiator and access hatch to loft.

Bedroom 1 12'5" x 9'3"



Double glazed window to front, double radiator and large storage cupboard. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and walk in shower, radiator and double glazed window.

Bedroom 2 11'11" x 10'3"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 11'1" x 10'10"



Double glazed window to front and radiator.

Bedroom 4 9'4" x 8'4"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath, double glazed window and radiator.

Outside



Low maintenance lawned front garden with block paved driveway providing off street parking. Generous rear garden mainly laid to lawn with block paved patio area.

Garage 21'10" x 9'9"

Access via up and over shutter door, providing storage space.

Council Tax Band

The Council Tax Band is Band B.

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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Fawcett Street Viewings

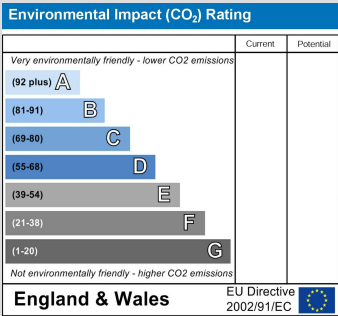
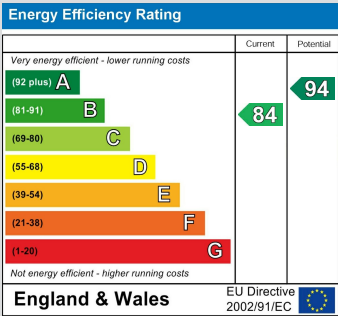
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

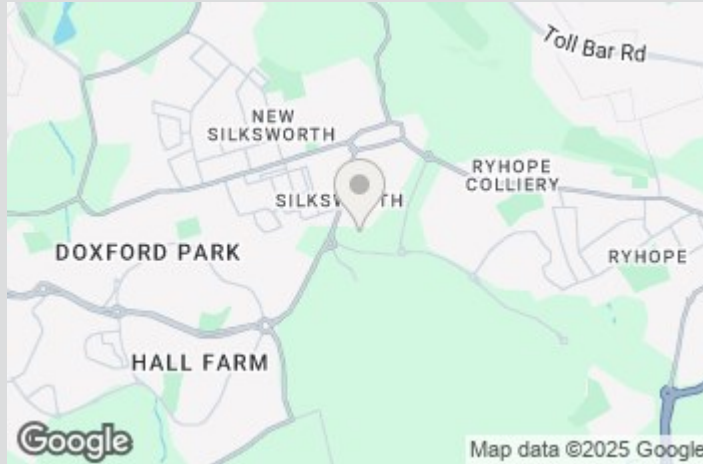
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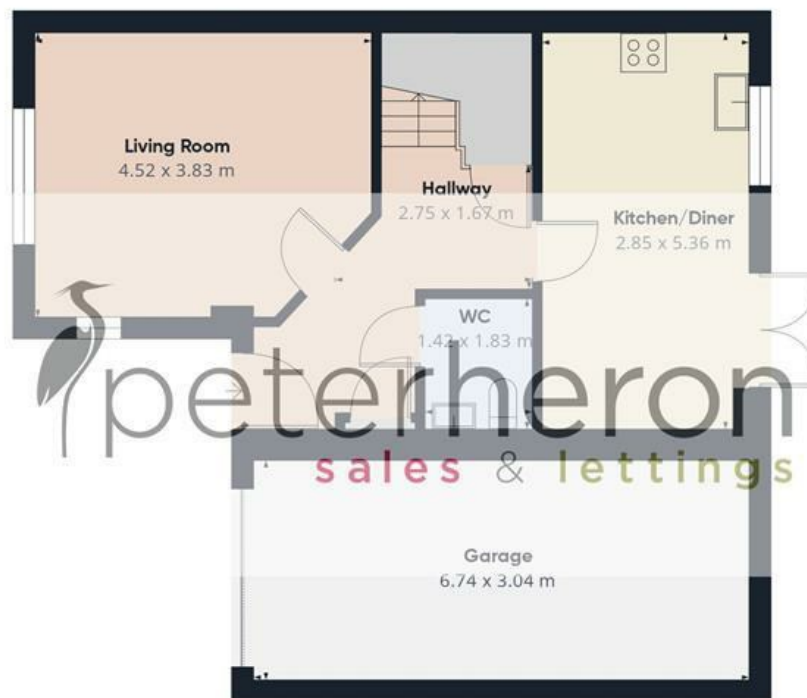
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MAIN ROOMS AND DIMENSIONS



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Floor 0

Approximate total area⁽¹⁾
128.4 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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