





- **Detached House**
- **Garage**
- **Ground Floor WC**
- **Conservatory**
- **Sought After Location**
- **Four Bedrooms**
- **Off-Street Parking**
- **En-Suite Facility**
- **Gardens to Front & Rear**
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel |
<https://youtu.be/aVPmeR4L5oE> **

Jan Forster Estates are delighted to present to the market this four bedroom detached family home on the highly sought after Cawburn Close in Haydon Grange. The property is nestled in a quiet cul-de-sac and is in very close proximity to the local nature reserve. The house also benefits from no onward chain and will appeal to up-sizers, first time buyers and investors alike.

The property briefly comprises:- entrance hall, lounge with bay window, dining room which leads to the conservatory, kitchen with fitted wall and floor units, utility room and ground floor WC. The first floor boasts four good-sized bedrooms- the main with an en-suite facility, and there is also a three-piece family bathroom WC. Externally, there is a generous garden to the front with driveway to accommodate multiple vehicles, which leads to the integral garage. To the rear, there is a southerly facing lawned garden with patio area- perfect for entertaining during those long summer nights. The property also boasts gas central heating, double glazing and ample storage.

We anticipate an extremely high level of viewings on this family home. For more information or to book your viewing please call our sales team on 0191 270 1122.

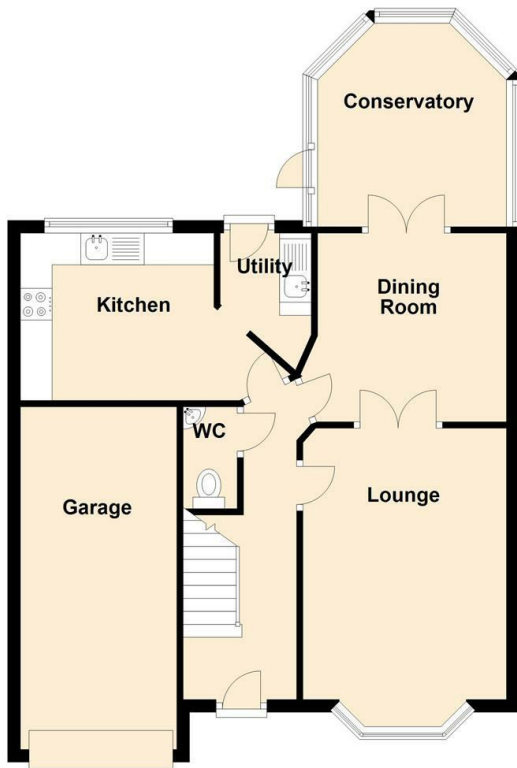
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

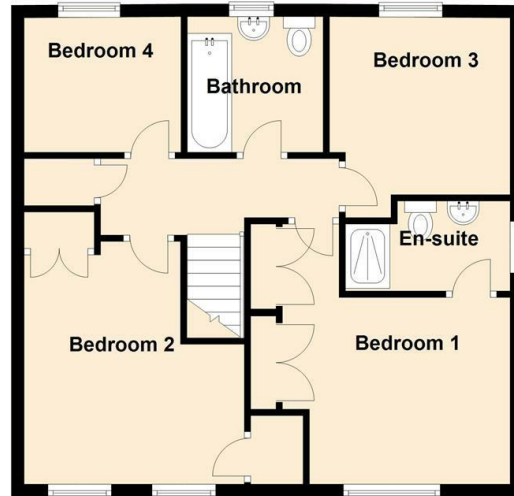
Council Tax band *D*



Ground Floor



First Floor



Lounge 14'2" x 10'5" (4.33 x 3.20)

Dining Area 11'8" x 12'7" (3.56 x 3.85)

Kitchen 13'2" x 9'8" (4.03 x 2.96)

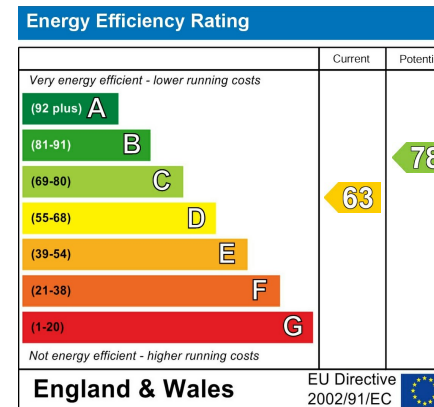
Conservatory 9'4" x 12'7" (2.87 x 3.85)

Bedroom One 13'3" x 11'4" (4.06 x 3.47)

Bedroom Two 11'11" x 12'4" (3.64 x 3.77)

Bedroom Three 7'1" x 8'11" (2.16 x 2.73)

Bedroom Four 6'11" x 8'9" (2.11 x 2.67)



The difference between house and home

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