



Bernicia Drive, Quarrington
£305,000



4



2



2

Freehold

£305,000



Key Features

- Detached House
- Four Double Bedrooms
- Popular Estate Location
- Private Rear Garden
- Well Presented Throughout
- EPC Rating: TBC
- Current Council Tax Band: C





Located in a desirable residential estate, this impressive four double bedroom detached family home offers generous living space and a practical layout ideal for modern family life. The ground floor features a bright lounge, a separate dining room, a spacious open-plan breakfast kitchen and a wc. Upstairs, all four bedrooms are well-proportioned doubles, with the master enjoying the added benefit of a private en suite, complemented by a modern family bathroom. Outside, the property boasts ample driveway parking, a single garage, and a well-maintained, private rear garden. With uPVC double glazed windows throughout, a viewing is highly recommended.



Entrance Hall

With Pergo wood engineered laminate flooring, part glazed Entrance Door, stairs leading to 1st floor and radiator.

Lounge

4.94m x 3.28m (16'2" x 10'10")

With Pergo wood engineered laminate flooring, gas fire place with Elgin and Hall fire surround, bay window to front aspect, TV and BT point, radiator, double doors to;

Dining Room

2.53m x 2.87m (8'4" x 9'5")

With Pergo wood engineered laminate flooring, glazed door to rear garden and radiator.



Kitchen

2.86m x 4.56m (9'5" x 15'0")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space and plumbing for freestanding dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, two windows to rear aspect, part glazed door to side and radiator.

Cloakroom

Having hand wash basin with storage under, low level wc, window to side aspect and radiator.

Landing

With stairs taken from Entrance Hall, window to side aspect, airing cupboard and access to loft space.

Bedroom One

3.42m x 4.16m (11'2" x 13'7")

With window to front aspect and radiator.

En Suite

Three piece suite comprising Mira mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, radiator, illuminated mirror with shaver point, window to side aspect and extractor fan.

Bedroom Two

3.1m x 3.74m (10'2" x 12'4")

With window to front aspect and radiator.

Bedroom Three

2.93m x 3.28m (9'7" x 10'10")

With window to rear aspect and radiator.

Bedroom Four

2.93m x 2.49m (9'7" x 8'2")

With window to rear aspect and radiator.

Family Bathroom

Three piece modern suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, illuminated mirror with shaver point, window to side aspect and extractor fan.

Garage

4.89m x 3.09m (16'0" x 10'1")

With up and over garage door to front driveway, electric and lighting.

Outside

To front offering ample parking on the block paved driveway leading to single garage, further laid to lawn with shrubbery, side access to rear.

The rear garden is well maintained, being mainly laid to lawn with patio and area laid to slate. Shrubby to rear could be reduced to create further space, with further storage space to both sides of property.

Agents Note

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Financial Services

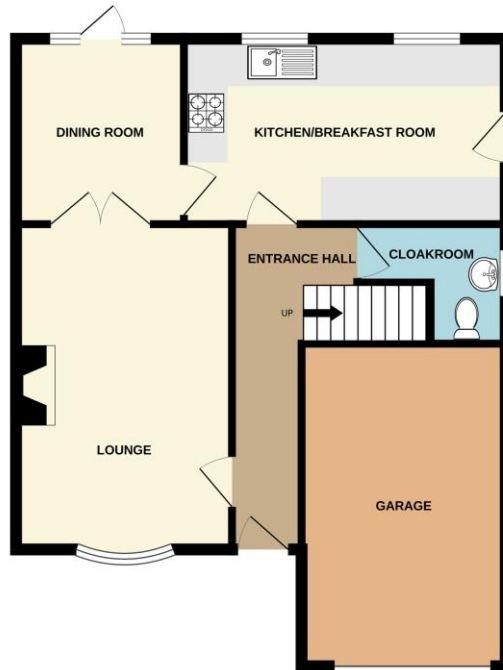
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Floorplan

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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