









This stunning four bedroom detached house, occupies a superb position within this attractive development, known as Burdon Fields. Internally the stylish interior is immaculately presented, briefly including a reception hall with staircase to the first floor and a cloakroom/wc and there is a superb lounge to the front. To the rear there is 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 lawned garden to the front with a double driveway, an integral garage and to the rear a delightful garden, laid mainly to lawn. This location provides easy access to local amenities, shops and schools as well as offering convenient transport links. 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



Radiator and 2x storage cupboards. Stairs to first floor.

Lounge 12'6" x 14'9"



Double glazed windows to front and side elevations and double radiator.

Kitchen/Diner 11'6" x 9'3"



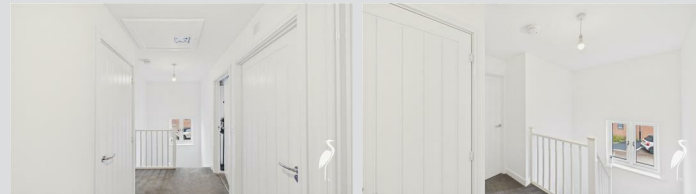
Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven, 5 burner gas hob and hood, fridge freezer, dishwasher and washing machine. Radiator, double glazed window and double glazed UPVC French Patio doors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

Cloakroom/WC



Low level WC and washbasin, radiator.

First Floor Landing



Double glazed window to side elevation, radiator and storage cupboard. Access point to loft.

Bedroom 1 12'5" x 10'0"



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

En Suite Shower Room



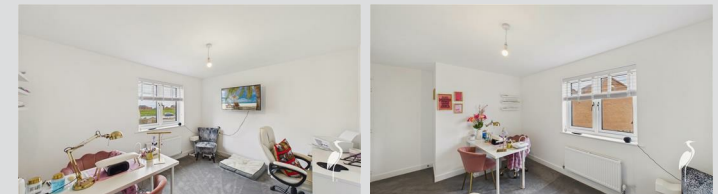
Low level WC, washbasin and shower, radiator and double glazed window to side elevation.

Bedroom 2 10'10" x 11'2"



Double glazed window to front elevation and radiator.

Bedroom 3 11'11" x 10'3"



Double glazed window to rear elevation and radiator.

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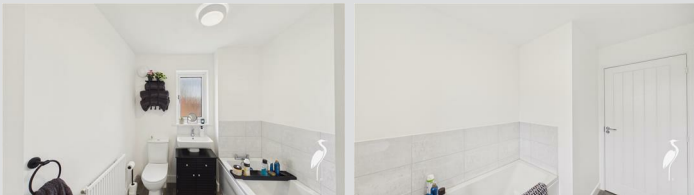
MAIN ROOMS AND DIMENSIONS

Bedroom 4 8'4" x 9'4"



Double glazed window to rear elevation and radiator.

Bathroom



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

Outside



Garden to the front with driveway leading to garage with an electric car charging point, whilst to the rear a good sized garden mainly laid to lawn.

Garage 9'10" x 22'0"

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

Solar Panels

We have been advised by our clients the solar panels are owned.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

Important Notice - Particulars

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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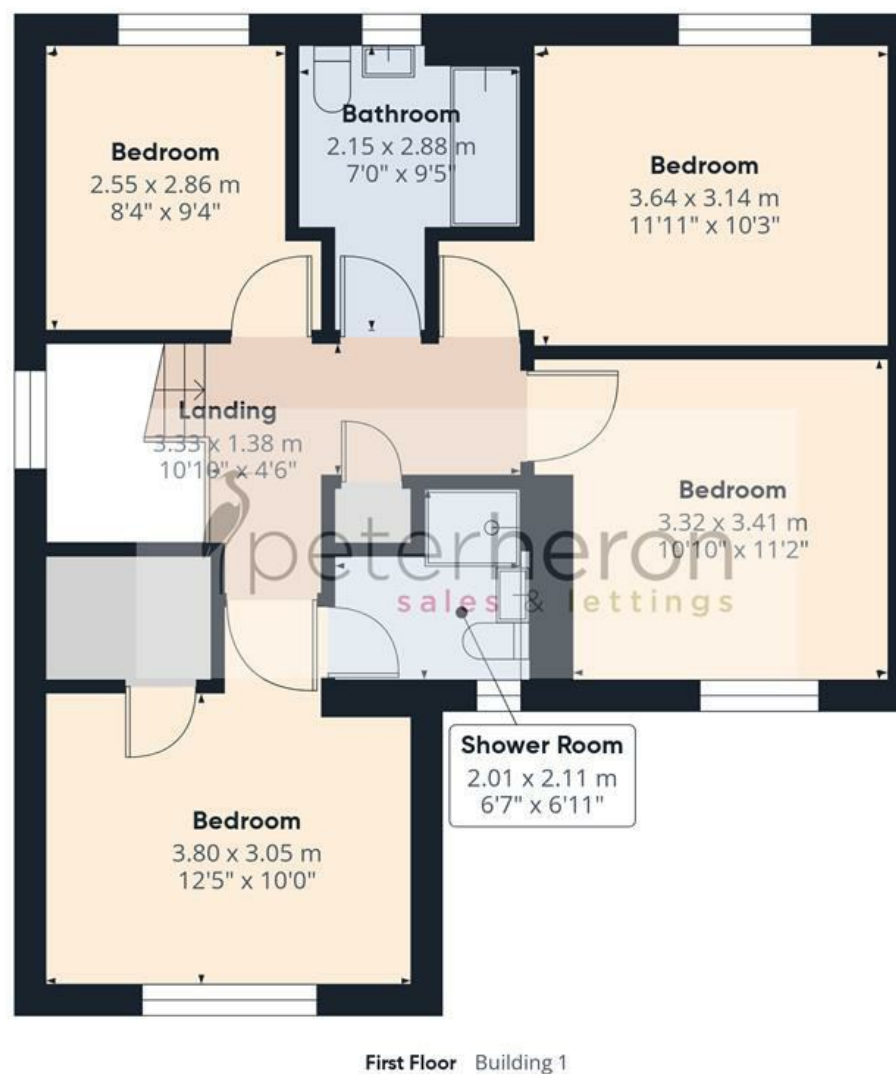
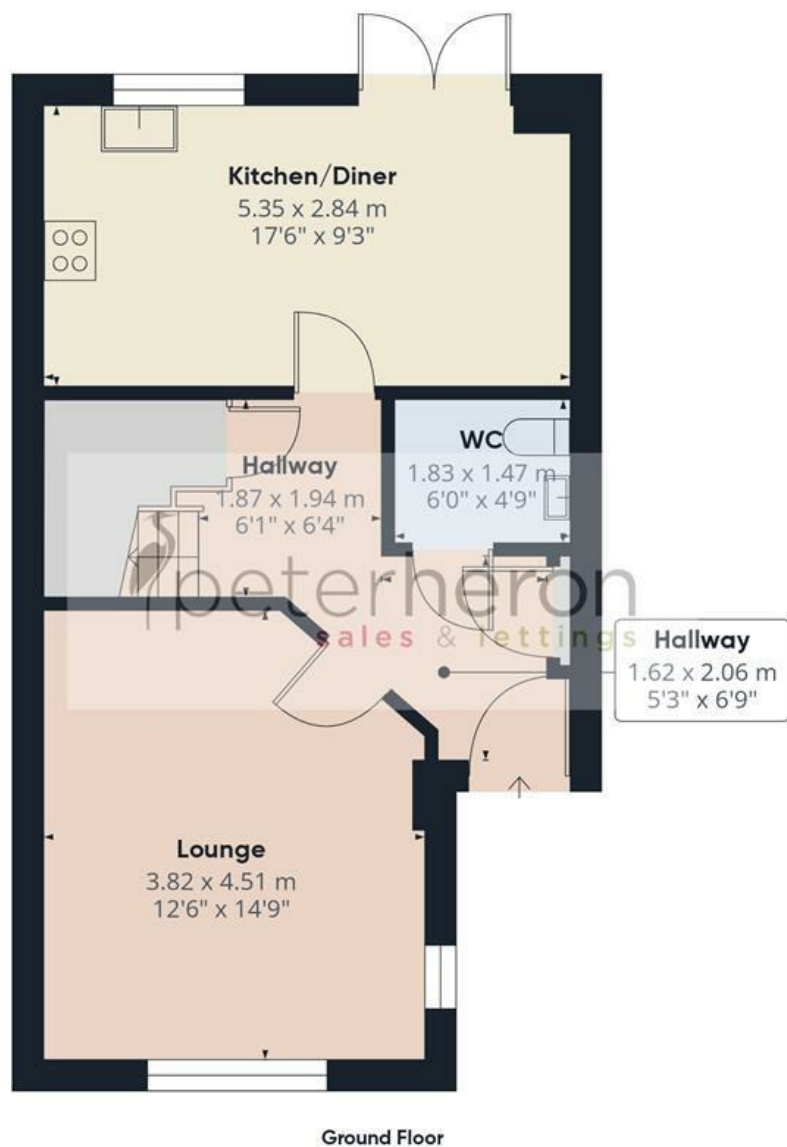
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Approximate total area⁽¹⁾

106.5 m²

1146 ft²

(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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