



Coburn Close | Burradon | NE23 7LD

Offers Over £250,000

A beautifully presented, family home, thoughtfully extended and offering fantastic spacious living throughout. Positioned at the head of a cul-de-sac on the highly desirable Coburn Close in Burradon. You are welcomed into the light and airy porch which flows beautifully through to the comfortable lounge, which is a cosy and inviting setting ideal for relaxation. The generously proportioned, re-fitted kitchen offers a comprehensive range of contemporary units with integral appliances and ample space for dining, sure to impress the culinary enthusiasts! Access is provided through to the generous sized garage with useful utility area. Double doors that allow natural light to flood the room open from the kitchen into the gorgeous conservatory which runs the whole width of the property and overlooks the enclosed manicured garden. The arrangement of rooms allows for a natural flow between living areas with clearly defined yet connected spaces that enhance both practicality and comfort making it perfectly suited to modern living. The first floor is rather special; the side extension has allowed for three fantastic sized bedrooms all with fitted wardrobes and dual aspect windows making the rooms light and airy. The principle bedroom boasts a large, refurbished en suite, created as a stylish wet room, with a truly luxurious ambience. The other two bedrooms are served by the main bathroom which is both stylish and practical with bath and overhead shower catering to both preferences. Externally there is a good sized lawned garden to the rear with well stocked borders and a patio area for outdoor seating and entertaining. A block paved driveway to the front offers space for off street parking which leads to the attached garage.

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2

Show Home Standard Semi

Stunning Two-Story Extension

Popular Village Location

Entrance Porch, Lounge with Bow Window

Outstanding Dining Kitchen

Gorgeous Conservatory

Three Double Bedrooms, En-Suite

Driveway and Garage

Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed window, through to:

LOUNGE: (front): 16'9 x 13'8, (5.10m x 4.20m), maximum measurements, a beautiful, light and airy front room with double glazed bow window, under-stair storage cupboard, radiator, staircase up to the first floor, laminate flooring, double doors through to:

DINING KITCHEN: (rear): 27'0 x 6'09, (8.22m x 1.85), an outstanding, extended, family dining kitchen, perfect for family living and entertaining. The kitchen is fitted with a stylish, high gloss range of base, wall and drawer units, coordinating worktops, single drainer sink unit with mixer taps, integrated dishwasher, integrated, double electric oven and hob, cooker hood, radiator, two double glazed windows, radiator, door through to utility area and garage, door through to the conservatory area, laminate flooring, modern tiling to walls

CONSERVATORY: 23'7 x 9'3, (7.22m x 2.83m), a beautiful room overlooking the garden area, with space for family dining and relaxing, double glazed French door out to the garden area, tiled floor, radiator

FIRST FLOOR LANDING AREA: loft access via loft ladder, we understand that the loft has been part boarded for storage, door to:

BEDROOM ONE: (front): 17'8 x 11'1, (5.42m x 3.38m), excellent sized principal bedroom with attractive, fitted mirrored wardrobes, two double glazed windows, radiator, door to:

EN-SUITE SHOWER ROOM: Luxurious en-suite with double walk-in shower, chrome shower with additional forest waterfall spray, floating half pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, chrome ladder radiator, panelled ceiling

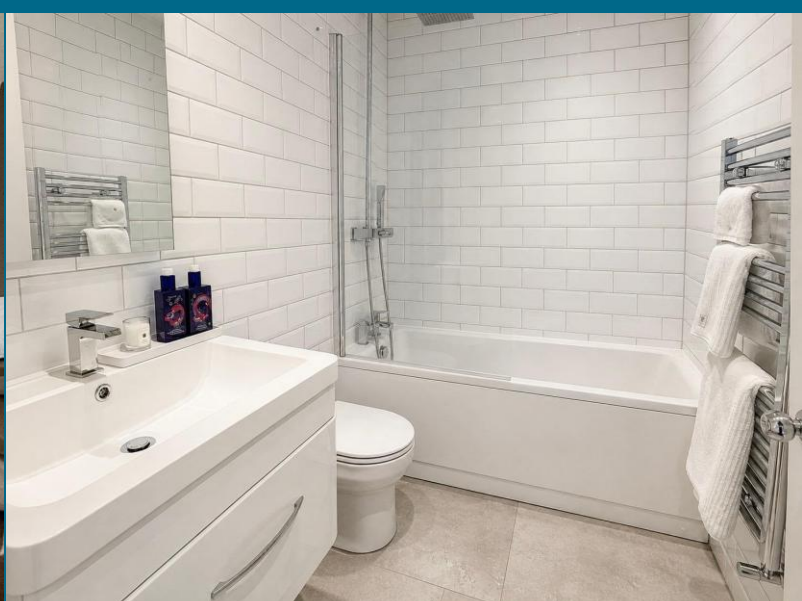
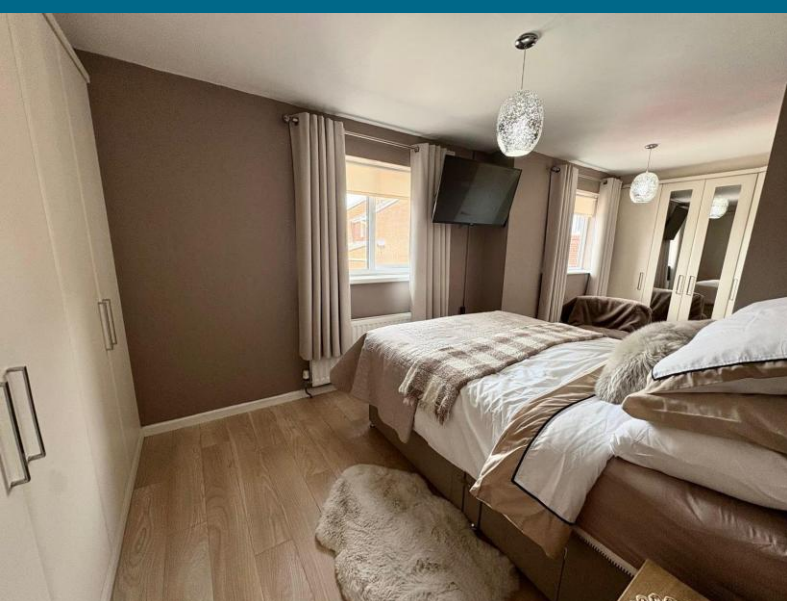
BEDROOM TWO: (rear): 11.94 x 9'5, (2.90m x 3.64m), excluding depth of fitted wardrobes, radiator, two double glazed windows

BEDROOM THREE: 11'9 x 9'4, (3.67 x 2.86m), excluding depth of fitted wardrobes, radiator, two double glazed windows

FAMILY BATHROOM: Luxurious, re-fitted bathroom, showcasing, bath with mixer taps, chrome shower with additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, brick effect, fully tiled walls, tiled floor, chrome ladder radiator

GARAGE/UTILITY: Large garage with electric roller door, wall mounted combination boiler, plumbing for automatic washing machine, space for dryer

EXTERNALLY: A lovely, landscaped rear garden, perfect for families, with manicured lawn, well stocked borders, paved patio area, outside tap, block paved front driveway and lawn



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: RADIATOR, GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY/GARAGE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: B

EPC RATING: C

FH00009473 GO MR 07/08/2026 V2

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

