









A fabulous four bedroom detached home with a stunning interior and enjoying a superb open aspect to the front within the highly sought after Burdon Rise development. Internally the stylish accommodation is accessed via a reception hall with staircase to the first floor and a cloakroom/wc, there is an attractive lounge and a separate dining room. To the rear there is an impressive dining kitchen, fitted with an excellent range of units that opens through to a living area. Completing the ground floor is a useful utility room. To the first floor there is a principle bedroom with a modern en-suite shower room/wc, a second bedroom with an en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Externally there is a garden to the front with a double length driveway providing off street parking and access to the single garage whilst to the rear is a beautiful, landscaped garden with a lawn, patio and seating area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly recommend a detailed inspection to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

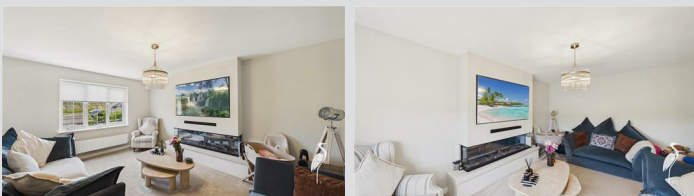
Access via Composite entrance door.

Reception Hall



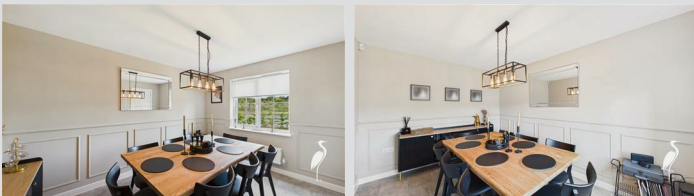
Stairs to first floor with storage under and radiator.

Lounge 15'8" x 11'8"



Double glazed window to front, double radiator and media wall with built in electric fire.

Dining Room 12'11" x 9'2"



Double glazed window to front and double radiator.

Cloakroom/WC



Low level WC and washbasin, radiator.

Open Plan Dining Kitchen 10'7" x 18'11"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl under mount sink and drainer unit with mixer tap and 3 seater breakfast bar. Integrated double oven with gas hob and cooker hood, fridge freezer, dishwasher and wine fridge. Double glazed window and UPVC double glazed French patio doors to rear. Double radiator, door to utility and opening into living area.

Living Area 14'2" x 9'2"



Double glazed window to rear and double radiator.

Utility 5'3" x 6'2"



Base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Integrated washing machine. Radiator and Composite door to rear.

First Floor Landing



Two storage cupboards, radiator and access point to loft.

Bedroom 1 16'9" x 11'8"



Double glazed window to front, radiator and door to en-suite.

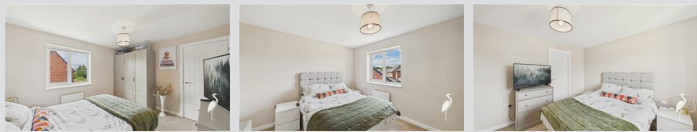
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En-Suite Shower Room



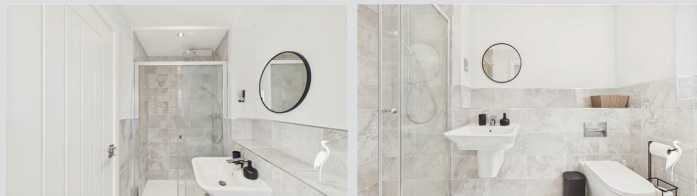
Dual head waterfall shower, low level wc with concealed cistern and washbasin. Chrome heated towel rail and double glazed window.

Bedroom 2 10'3" x 11'7"



Double glazed window to rear, radiator and door to en-suite.

En-Suite Shower Room



Dual head waterfall shower, low level wc with concealed cistern and washbasin. Chrome heated towel rail and double glazed window.

Bedroom 3 14'6" x 9'5"



Double glazed window to front and radiator.

Bedroom 4 12'4" x 9'4"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window.

Outside



Garden to the front with a double length driveway providing

off street parking and access to the single garage whilst to the rear is a beautiful, landscaped garden with a lawn, patio and seating area.

Garage 20'4" x 10'8"

Access via electric up and over door.

Council Tax Band

The Council Tax Band is Band F.

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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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
		93
England & Wales		EU Directive 2002/91/EC

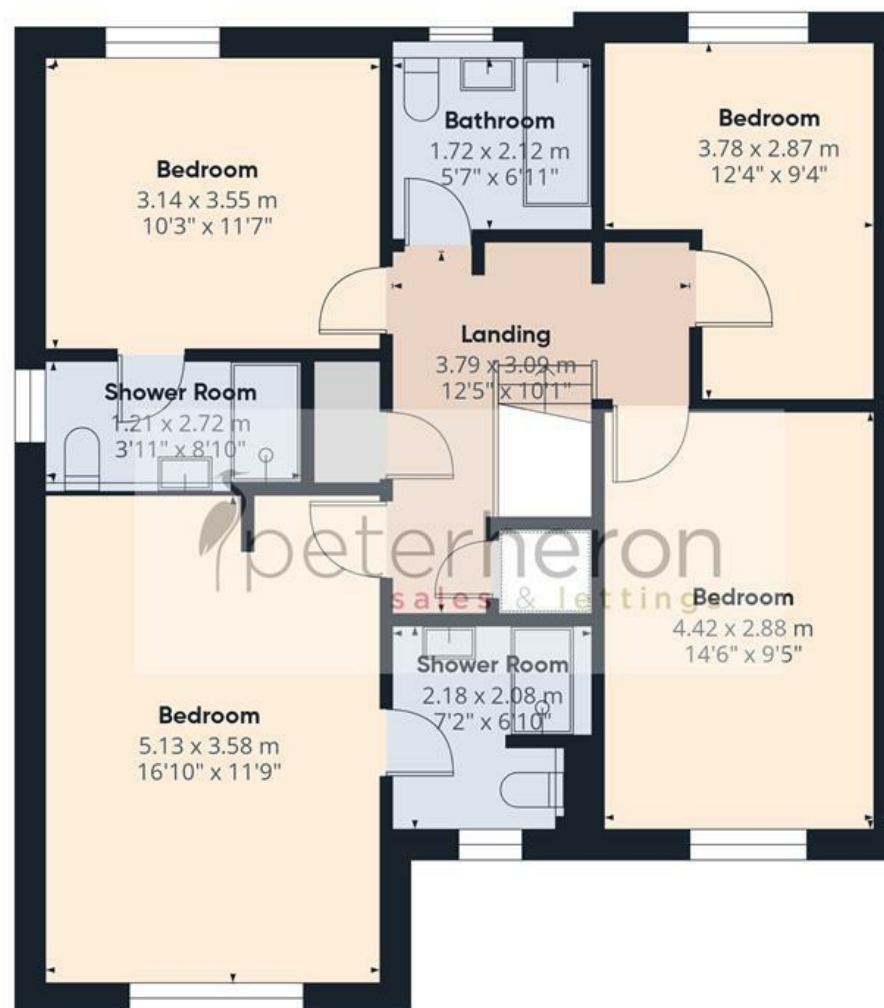
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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Ground Floor



First Floor

Approximate total area⁽¹⁾

146.4 m²

1577 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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