





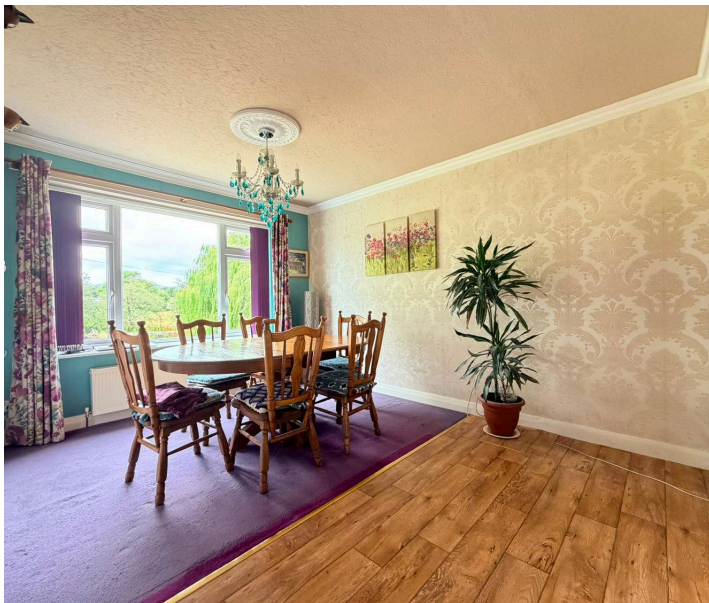
48 Stone Quarry Road

- BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOUSE
- DOWNSTAIRS BATHROOM & UPSTAIRS WC
- LOCATED IN DESIREABLE BURNISTON AREA
- OPEN ASPECT COUNTRYSIDE VIEWS
- SET ON SUBSTANTIAL PLOT
- THREE RECEPTION ROOMS
- SUBSTANTIAL WORKSHOP

We are delighted to offer this beautifully presented five bedroom detached house, ideally situated in the highly desirable Burniston area and boasting open aspect countryside views.

Set on a substantial plot, this impressive family home provides generous and versatile living accommodation across three spacious reception rooms, including a welcoming lounge, formal dining room, and a light-filled conservatory that perfectly complements the flow of the property. The kitchen is thoughtfully designed to cater to family life and entertaining, while a substantial workshop offers excellent potential for hobbies or home-based business use. The layout includes a convenient downstairs bathroom and a downstairs bedroom with an en suite, ideal for guests or multi-generational living, alongside four further well-proportioned bedrooms and an upstairs WC. Each room is tastefully decorated, creating a light and airy ambience throughout, with characterful touches and quality finishes evident at every turn.

This outstanding home is perfectly suited for families seeking space, comfort, and flexibility, all within easy reach of local amenities and excellent transport links. Viewing is highly recommended to fully appreciate the impressive accommodation and exceptional lifestyle this property has to offer.





GROUND FLOOR

Entrance Hall 16' 9" x 14' 5" (5.10m x 4.40m)

Lounge 17' 1" x 13' 1" (5.20m x 4.00m)

Dining Room 15' 5" x 11' 6" (4.70m x 3.50m)

Kitchen 13' 5" x 9' 2" (4.10m x 2.80m)

Conservatory 13' 1" x 9' 2" (4.00m x 2.80m)

Bathroom 5' 11" x 6' 3" (1.80m x 1.90m)

Bedroom 13' 1" x 12' 2" (4.00m x 3.70m)

En Suite 6' 3" x 5' 11" (1.90m x 1.80m)

Bedroom 11' 2" x 9' 10" (3.40m x 3.00m)

Bedroom/Study 9' 10" x 8' 6" (3.00m x 2.60m)

FIRST FLOOR

Landing 13' 1" x 12' 2" (4.00m x 3.70m)

Bedroom 16' 9" x 8' 6" (5.10m x 2.60m)

Bedroom 13' 1" x 8' 6" (4.00m x 2.60m)

WC

HMRC

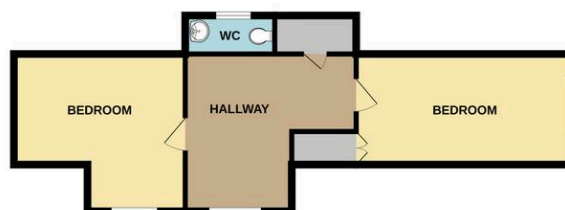
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GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1672 sq.ft. (155.3 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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