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sales & I



An impressive four bedroom detached home with a stylish interior, situated within the highly sought after Burdon Rise development. The immaculately presented interior is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is a superb lounge, enjoying a dual aspect and a fabulous open plan kitchen, dining and family area, fitted with a range of contemporary units, a selection of integrated appliances and has French doors to the rear garden. To the first floor there is a principle bedroom with fitted wardrobes and an en-suite shower room/wc, three further bedrooms and a family bathroom/wc. Externally there is a driveway, a single garage and a delightful, landscaped garden to the rear with a lawn and patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. Viewing is essential to appreciate this exceptional home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Reception Hall



Storage cupboard, radiator and stairs to first floor.

### Lounge 23'6" x 10'4"



Double glazed window to front elevation, radiator, media wall with electric fire and UPVC French doors to rear.

### Open Plan Kitchen, Dining & Living Area 19'3" x 9'4" plus 11'9" x 8'9"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood, fridge freezer, dishwasher and washing machine. 2x radiators, 2x double glazed windows to front and rear elevations, and UPVC double glazed French doors to rear.

### Cloakroom/WC



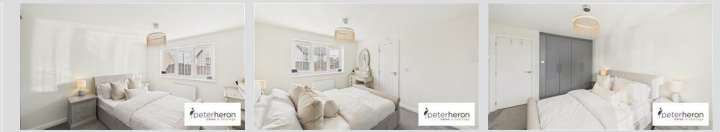
Low level WC and washbasin.

### First Floor Landing



Radiator, storage cupboard and access point to loft.

### Bedroom 1 12'11" x 10'4"



Double glazed window to front elevation, radiator and built in wardrobes. Door to en-suite.

### En Suite Shower Room



Low level WC, washbasin and walk in shower cubicle with dual head waterfall shower, chrome heated towel rail and double glazed window to side elevation.

### Bedroom 2 9'9" x 9'6"



Double glazed window front elevation, radiator and built in wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'8" x 8'5"



Double glazed window to rear elevation and radiator.

## Bedroom 4 10'5" x 7'7"



Double glazed window to rear elevation and radiator.

## Family Bathroom



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

## Outside



Attractive front garden with block paved driveway providing off street parking. Delightful rear garden laid mainly to lawn with patio seating area. Garage to the side of the property with up and over access door.

## Council Tax Band

The Council Tax Band is Band E.

## 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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be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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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](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

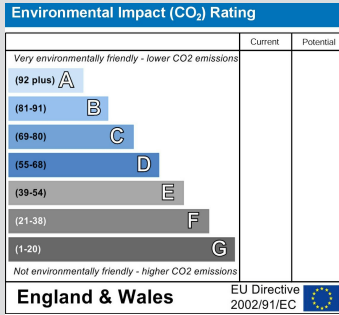
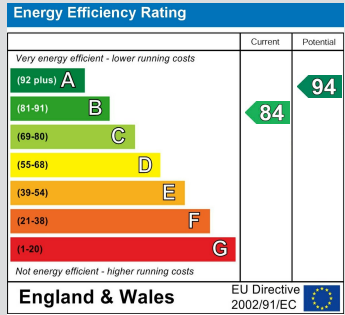
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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# MAIN ROOMS AND DIMENSIONS



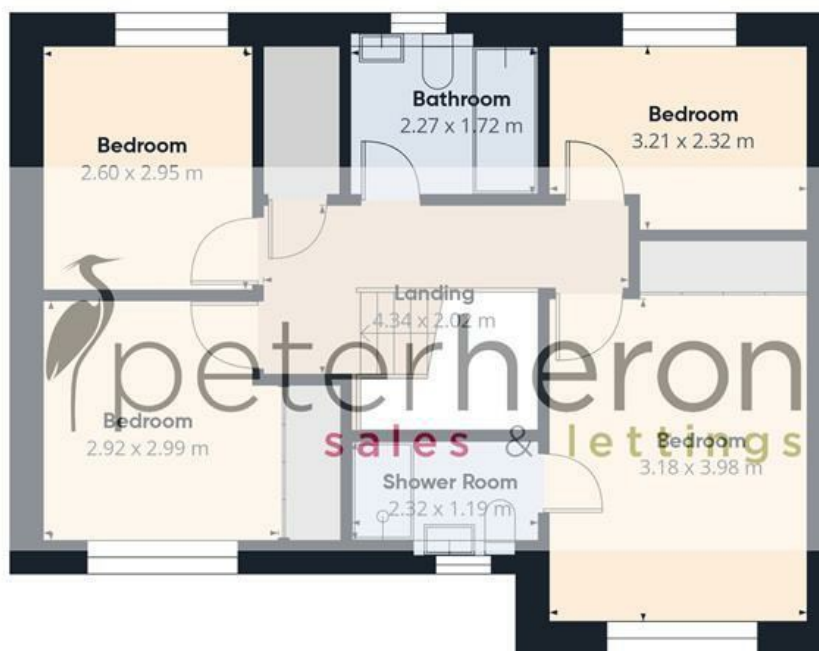
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Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
108.9 m<sup>2</sup>



Floor 1 Building 1

(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.