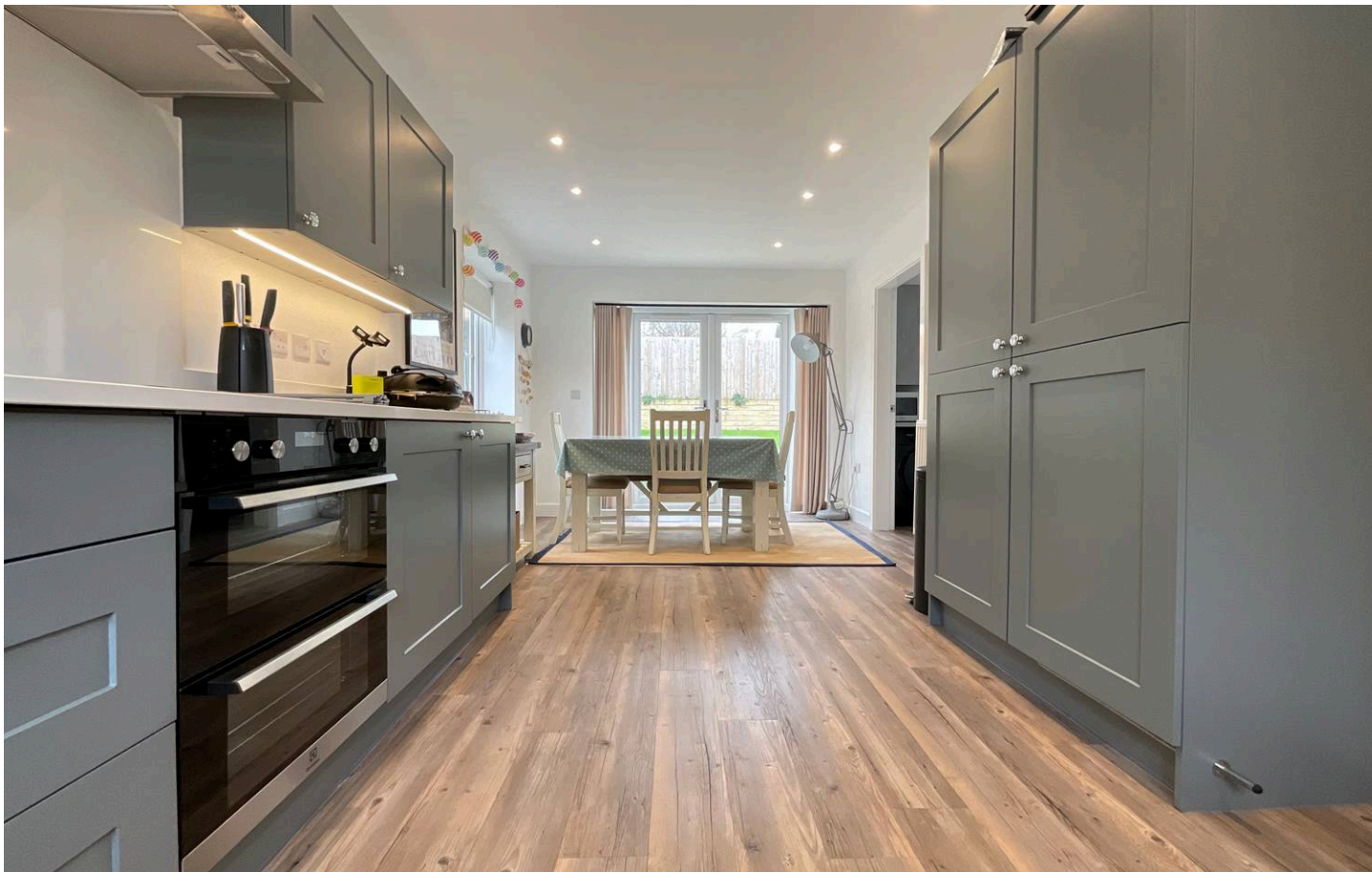




CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

34 Iris Close, Burniston
Offers Over **£350,000**



- THREE BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN
- POPULAR BURNISTON VILLAGE LOCATION
- GARAGE AND DRIVEWAY
- PRIVATE LOW MAINTENANCE GARDENS
- IMMACULATEDLY PRESENTED THROUGHOUT

We are delighted to present this immaculately presented three-bedroom detached family home, ideally situated in the ever-popular village of Burniston.

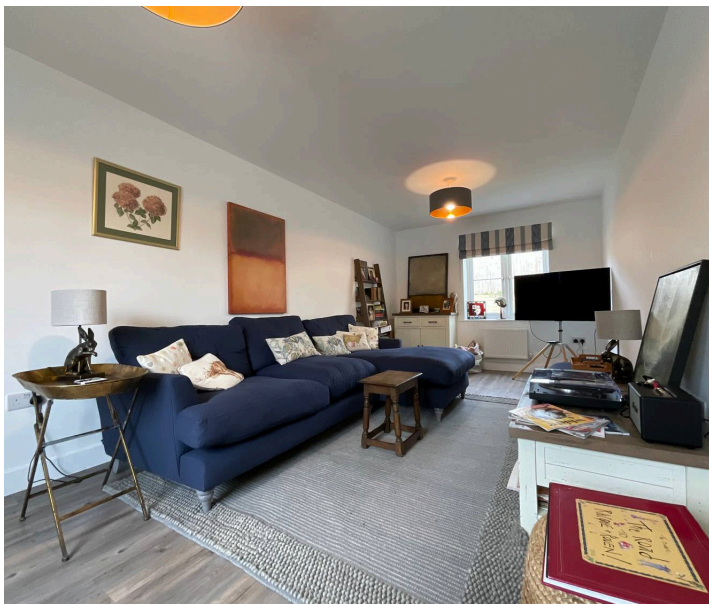
Offered with no onward chain, this impressive property boasts a spacious and versatile layout, perfectly suited to modern family living. The welcoming entrance hall leads to a bright and airy lounge, providing a warm and inviting space for relaxation. The contemporary kitchen is thoughtfully designed with quality fittings and ample storage, seamlessly connecting to a generous dining area that is ideal for both family meals and entertaining guests and a ground floor utility room with store and ground level wc. Each of the three well-proportioned bedrooms offers comfortable accommodation, with neutral décor and plenty of natural light enhancing the sense of space throughout with the master bedroom benefitting from a modern en-suite. The stylish family bathroom is finished to a high standard, complementing the overall immaculate presentation of the home.

Additional features include a garage and driveway, offering convenient parking and storage solutions. Located in a sought-after residential area, this property is within easy reach of local amenities, reputable schools, and excellent transport links.

Early viewing is highly recommended to fully appreciate the outstanding quality and superb location of this delightful family home. Arrange your visit today to avoid disappointment.

Council Tax band: D

Tenure: Freehold





ACCOMMODATION

GROUND FLOOR

Living Room

21' 0" x 9' 10" (6.40m x 3.00m)

Kitchen/Diner

21' 0" x 9' 10" (6.40m x 3.00m)

Utility Room

6' 7" x 6' 7" (2.00m x 2.00m)

Wc

5' 11" x 3' 3" (1.80m x 1.00m)

FIRST FLOOR

Bedroom 1

21' 0" x 9' 10" (6.40m x 3.00m)

En-Suite

6' 3" x 6' 7" (1.90m x 2.00m)

Bedroom 2

10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom 3

11' 10" x 10' 10" (3.60m x 3.30m)

Bathroom

5' 7" x 7' 7" (1.70m x 2.30m)

Externally

To the front of the property lies a small low maintenance front garden with steps leading to the front door. To the side of the property lies a driveway providing off-street parking leading to a garage with power and gate to the rear garden. The rear garden is laid mainly to lawn with a paved seating area.

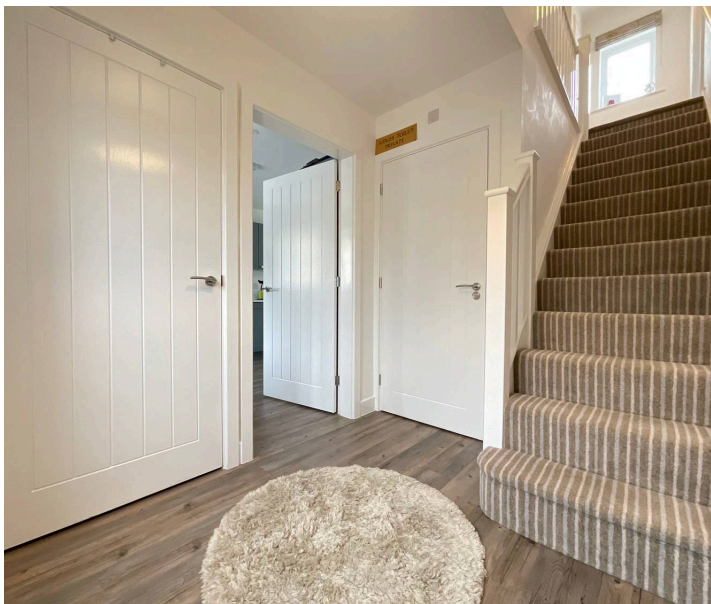
HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

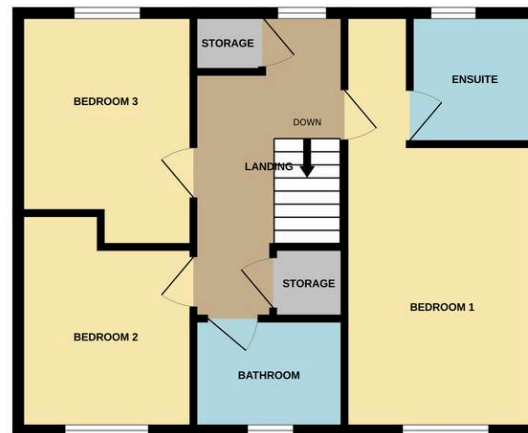
Details Prepared

AB250326

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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