

**STUART
EDWARDS**



7A Anderson Court

Burnopfield, Newcastle Upon Tyne NE16 6LY

- RARE TO THE RENTAL MARKET
- BEAUTIFULLY PRESENTED STONE BUILT TERRACED HOUSE
- 2 BEDROOMS WITH JULIETTE BALCONY'S
- OPEN PLAN KITCHEN/LOUNGE/DINER
- CLOAKROOM/WC & STYLISH SHOWER ROOM
- MODERN KITCHEN WITH APPLIANCES
- ALLOCATED PARKING SPACE
- CLOSE PROXIMITY TO NEWCASTLE
- AVAILABLE IMMEDIATELY

£750 Per Month

Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

Nestled in the charming village of Burnopfield in County Durham's scenic Derwent Valley, this fabulous home offers the perfect blend of peaceful semi-rural living and outstanding connectivity. Burnopfield enjoys a friendly village atmosphere with a strong sense of community, set on a plateau above the beautiful Derwent Valley. You'll find a good range of local amenities right on the doorstep, including shops, traditional pubs, a primary school, takeaways and everyday services. For larger shopping and leisure, the Metrocentre is easily accessible. Commuting is straightforward thanks to excellent road links via the nearby A1(M) and A68, with Newcastle upon Tyne city centre just 8 miles away (typically a 15–20 minute drive). Regular bus services also provide direct routes into Newcastle, Gateshead and the Metrocentre, ideal whether you drive or prefer public transport. Internally, the property has been beautifully modernised while retaining wonderful original character features, including exposed stone walls and beams. A modern composite entrance door opens into a stunning open-plan living space that combines a spacious lounge/diner with a sleek, contemporary fitted kitchen complete with breakfast bar and appliances. A convenient ground-floor cloakroom/WC and useful under-stair storage cupboard complete the ground floor. An attractive open staircase leads to a generous first-floor landing, a smart contemporary shower room, and two well proportioned bedrooms, both enjoying charming Juliette balconies. Externally there is an allocated parking space. The home further benefits from gas central heating and UPVC double glazing throughout. Available immediately on an unfurnished basis. This is exceptional rental accommodation that perfectly combines period charm, modern comfort and a desirable village location. Early viewings are strongly recommended as properties of this quality and character rarely stay on the market for long.

OPEN PLAN LOUNGE/KITCHEN/DINER

19'8" x 16'8"

LVT tiled flooring throughout with two double radiators in the lounge/diner area.

The kitchen is fitted with a range of grey wall and floor units incorporating breakfast bar forming a room divider with solid wood worktops, upstands and inset stainless steel sink unit with mixer tap. Under counter fridge, freezer, washing machine and integrated electric oven, hob and extractor hood. Spot lights, solid oak internal door to the cloakroom/wc and open staircase with under stair storage cupboard and contemporary glass balustrade leading to the first floor landing.

CLOAKROOM/WC

Close coupled wc, vanity storage unit with inset wash hand basin, LVT flooring and extractor fan.

LANDING

Double radiator, storage cupboard and spot lighting.

BEDROOM 1

8'7" x 13'5"

Double radiator and French doors leading to the Juliette style balcony.

BEDROOM 2

8'1" x 14'1"

Double radiator and French doors leading to the Juliette style balcony.

SHOWER ROOM

5'4" x 7'0"

Close coupled wc, vanity unit with inset wash hand basin, double shower cubicle with mains fed shower, spot lights, LVT flooring, tiled splashbacks, feature wood shelving and heated towel rail..

ALLOCATED PARKING SPACE

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1539-6422-5000-0431-1206>

CLIENT MONEY PROTECTION.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

