



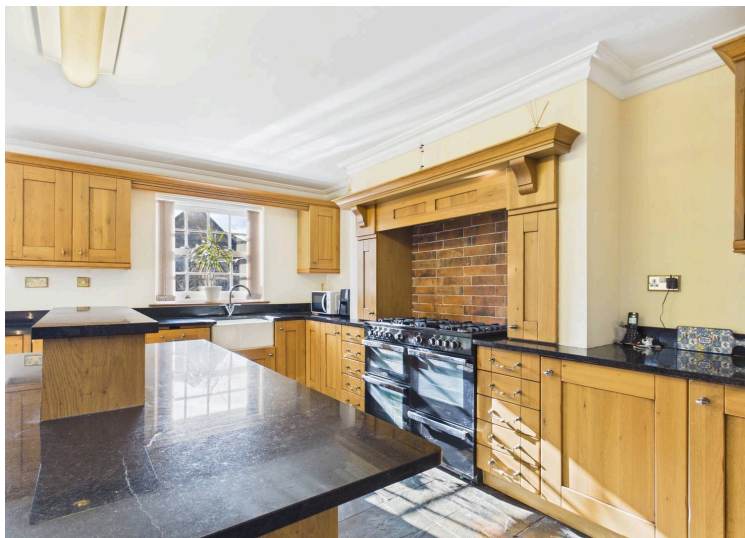
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Church Gate, Burton-Upon-Stather - DN15 9BS

£450,000

Detached Home • Four Bedrooms • Two Bathrooms • Utility Room • Four Garages • Spacious Driveway • Private Rear Garden • Freehold • Council tax band C • EPC rating C





Welcome to an exceptional **four-bedroom detached residence** nestled in the sought-after village of Burton upon Stather – a home that perfectly blends timeless character with modern comfort.

Step through the inviting entrance hall and be greeted by a **beautiful wooden staircase**, setting the tone for the warmth and craftsmanship found throughout. The **spacious lounge** is full of charm, showcasing exposed wooden beams and a striking central brick fireplace with a cosy log burner – the perfect setting for relaxing evenings in.

At the heart of the home is the **impressive kitchen/diner**, designed for both everyday family life and entertaining. Featuring wooden units, a matching island, classic Belfast sink and a range cooker, this space offers both style and practicality. A contemporary downstairs W.C. and a handy utility room complete the thoughtfully designed ground floor.

Upstairs, the generous landing leads to **four double bedrooms** and a modern family bathroom with a walk-in shower, wash basin, toilet and heated towel rail. The master suite provides a luxurious retreat, benefitting from its own en-suite with bath, wash basin, toilet and heated towel rail. With three additional double bedrooms, this home offers outstanding space and flexibility for families, guests or home working.

Outside, the property continues to impress. A substantial driveway provides **ample parking** and leads to **four garages** – ideal for vehicles, storage or workshop potential. To the rear, the **private walled garden** offers a peaceful sanctuary, predominantly laid to lawn with a patio area and charming pathways – perfect for summer gatherings or simply unwinding in your own secluded haven.

Properties of this calibre are rarely available. **Don't miss out – arrange your viewing today!**

AGENTS NOTES

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

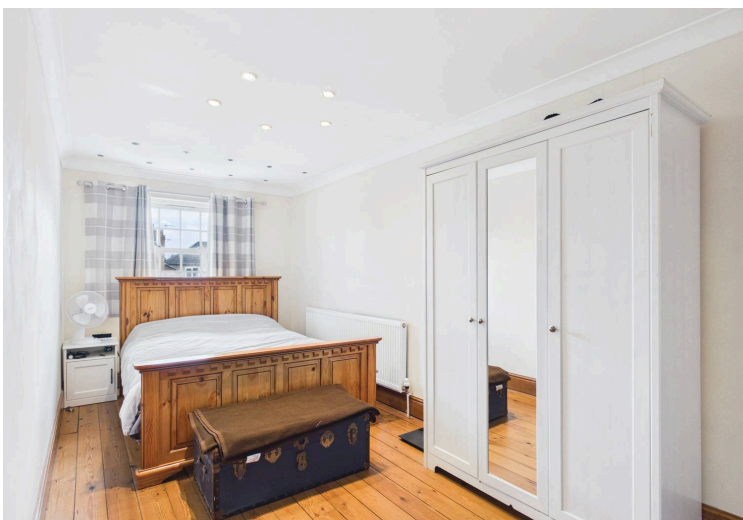
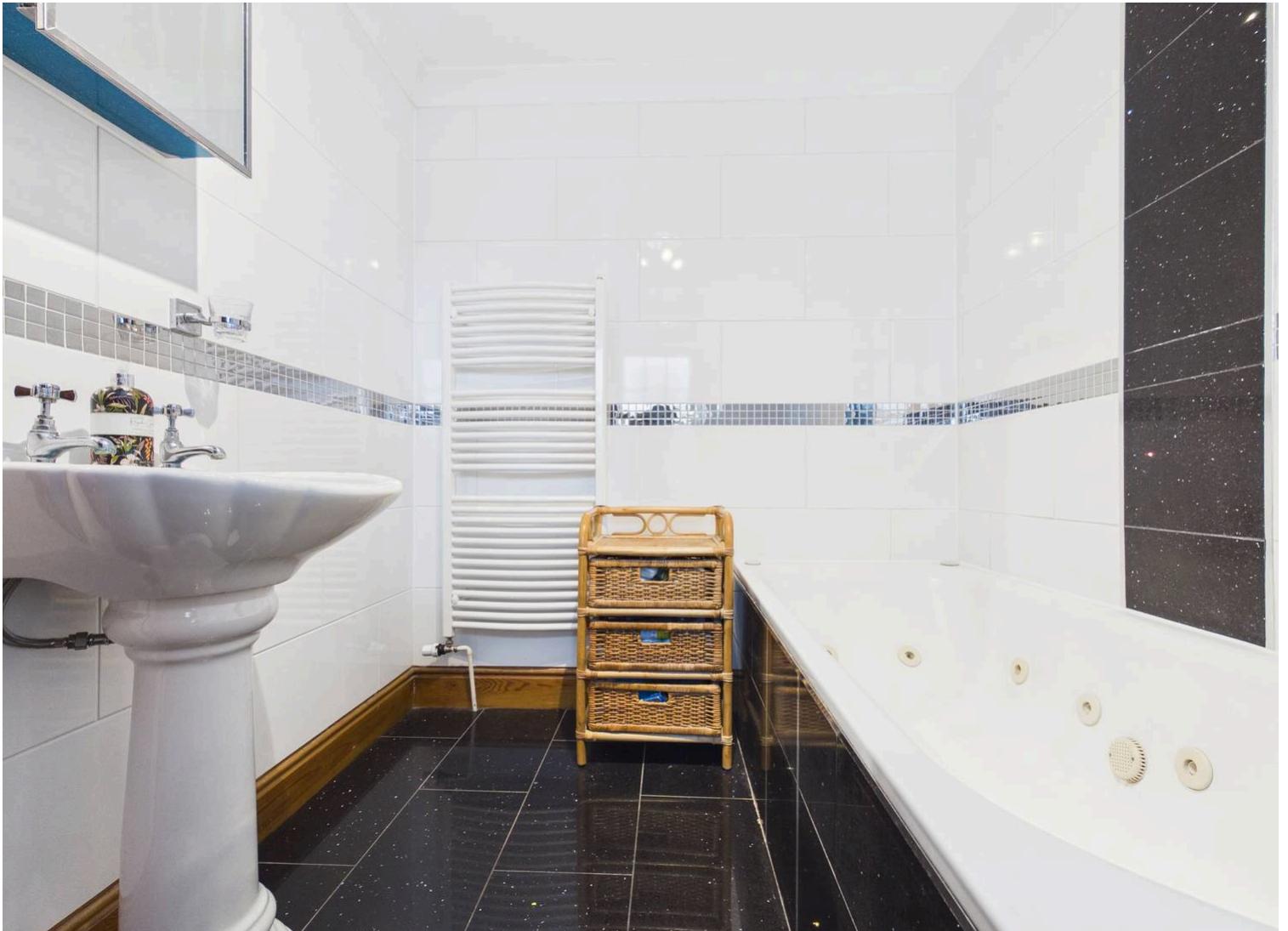


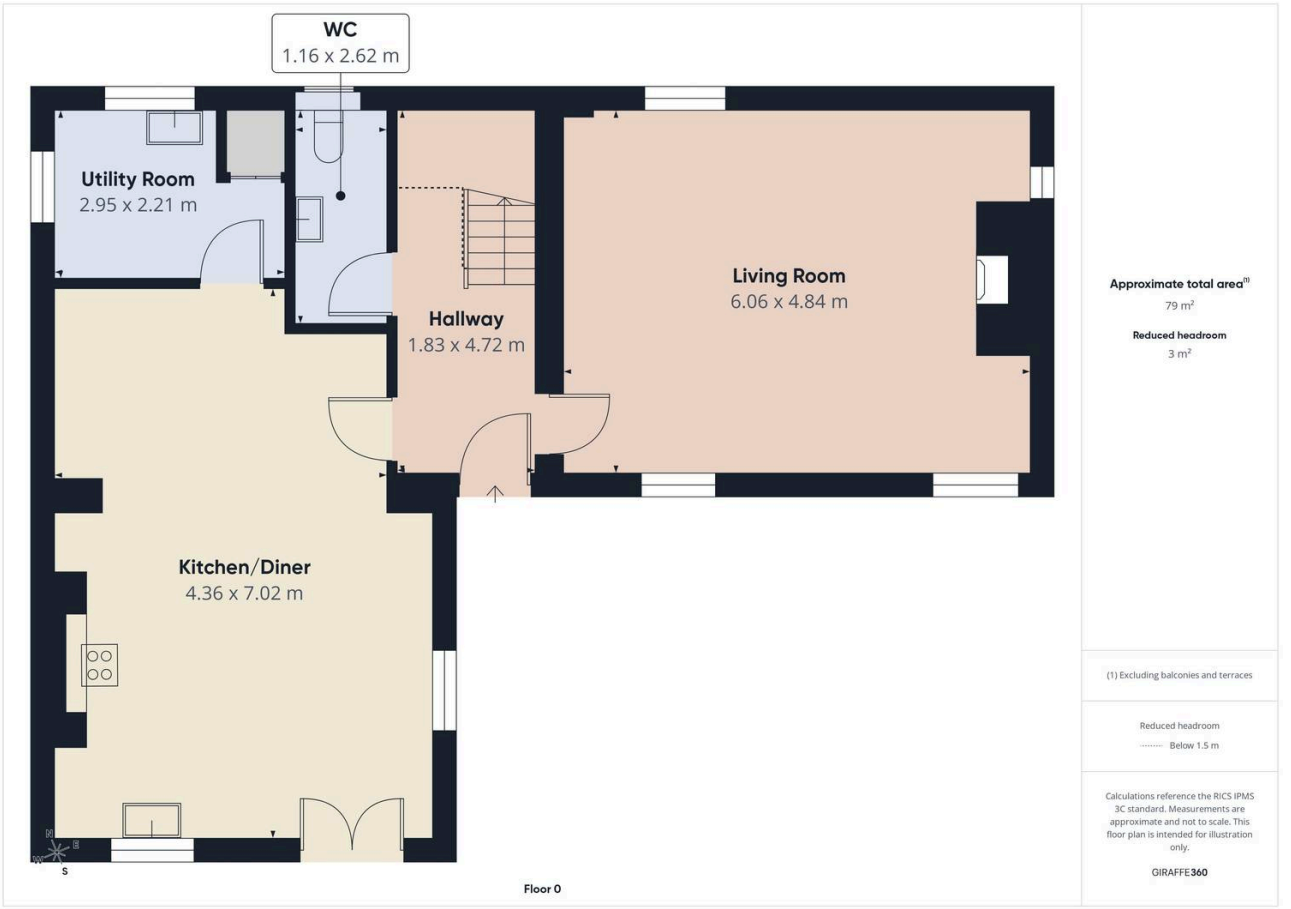
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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