









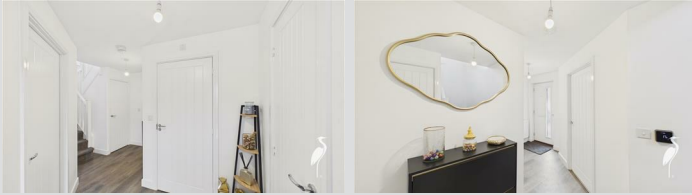
This stunning four bedroom detached house, occupies a superb position within this attractive development, known as Burdon Fields. Internally the stylish interior is immaculately presented, briefly including a reception hall with staircase to the first floor and a cloakroom/wc and there is a superb lounge to the front. To the rear there is a fabulous contemporary kitchen / diner to the rear, fitted with an excellent range of units, a selection of integrated appliances and French doors leading out on to the garden. On the first floor there is a family bathroom/wc and four bedrooms, the principle room featuring an en-suite shower room/wc. Externally there is a lawned garden to the front with a double driveway, an integral garage and to the rear a delightful garden, laid mainly to lawn. This location provides easy access to local amenities, shops and schools as well as offering convenient transport links. We highly advise arranging a viewing to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Reception Hall



Radiator and 2x storage cupboards. Stairs to first floor.

### Lounge 12'6" x 14'9"



Double glazed windows to front and side elevations and double radiator.

### Kitchen/Diner 11'6" x 9'3"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven, 5 burner gas hob and hood, fridge freezer, dishwasher and washing machine. Radiator, double glazed window and double glazed UPVC French Patio doors to rear.

## Cloakroom/WC



Low level WC and washbasin, radiator.

## First Floor Landing



Double glazed window to side elevation, radiator and storage cupboard. Access point to loft.

## Bedroom 1 12'5" x 10'0"



Double glazed window to front elevation, radiator and large storage cupboard. Door to en-suite.

## En Suite Shower Room



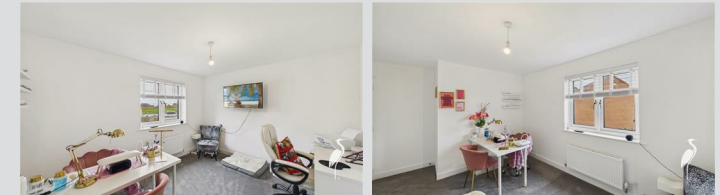
Low level WC, washbasin and shower, radiator and double glazed window to side elevation.

## Bedroom 2 10'10" x 11'2"



Double glazed window to front elevation and radiator.

## Bedroom 3 11'11" x 10'3"



Double glazed window to rear elevation and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 8'4" x 9'4"



Double glazed window to rear elevation and radiator.

## Bathroom



Low level WC, washbasin and bath, radiator and double glazed window to rear elevation.

## Outside



Garden to the front with driveway leading to garage with an electric car charging point, whilst to the rear a good sized garden mainly laid to lawn.

## Garage 9'10" x 22'0"

Access via up and over shutter door, providing additional storage space.

## Solar Panels

We have been advised by our clients the solar panels are owned.

## Council Tax Band

The Council Tax Band is Band D.

## 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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## Fawcett Street Viewings

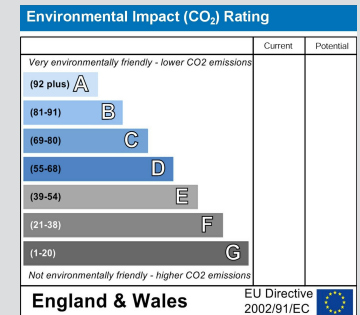
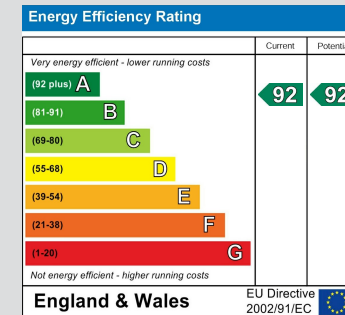
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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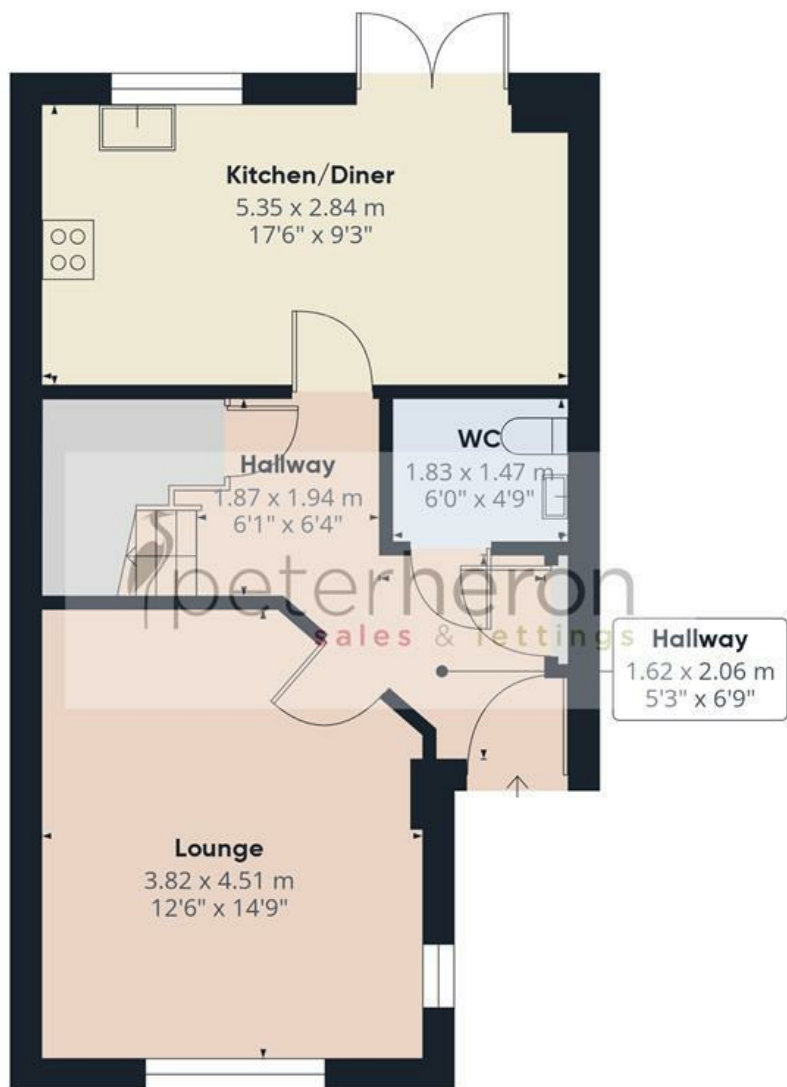
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## MAIN ROOMS AND DIMENSIONS

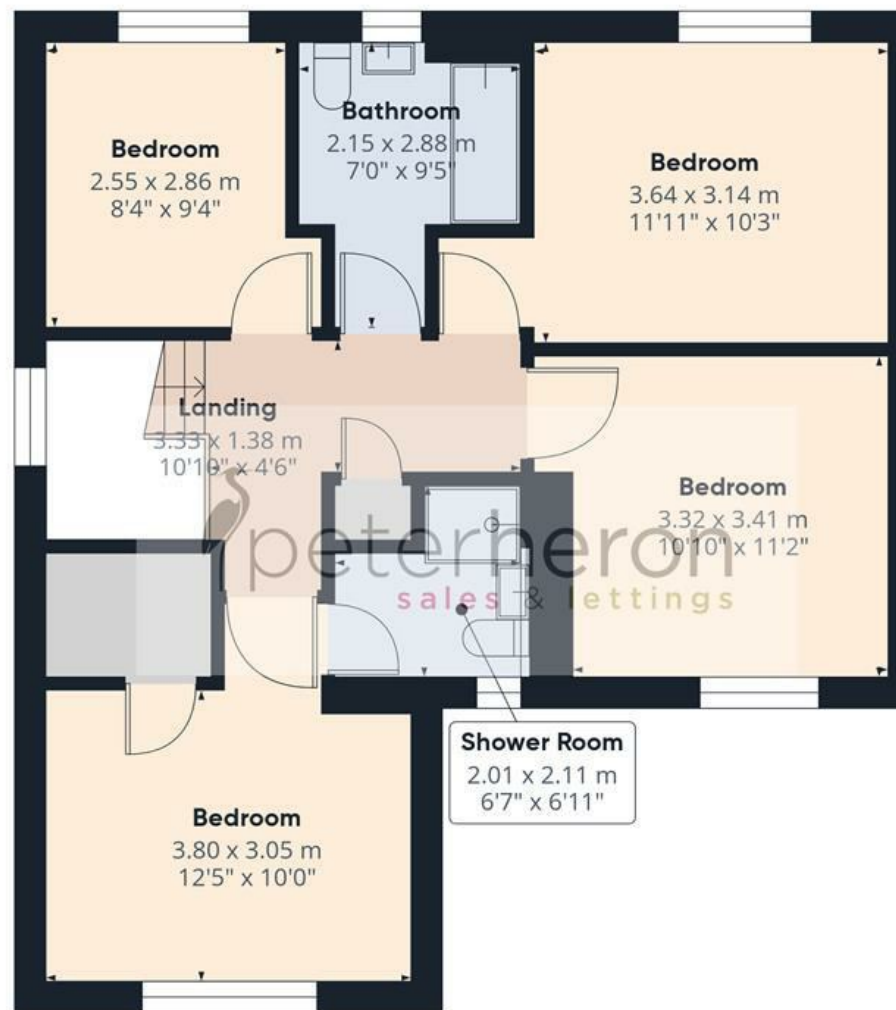


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Ground Floor



First Floor Building 1

Approximate total area<sup>(1)</sup>

106.5 m<sup>2</sup>

1146 ft<sup>2</sup>

(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.

