









An extended and beautifully presented detached house, occupying a pleasant cul-de-sac position within the desirable Burdon Vale estate. Internally the accommodation includes an entrance lobby with cloakroom/wc, attractive lounge and a superb fitted contemporary kitchen with French doors to a stunning garden room with access out on to the rear garden and a vaulted ceiling with Velux windows. On the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a driveway and gardens to the front and rear. The property is well placed for shopping facilities and schools, Doxford International Business Park and is well suited for commuters with excellent road connections including the A19. An immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby



Tiled floor.

Cloakroom/WC



Low level WC and washbasin set into vanity unit, radiator and double glazed window.

Lounge 11'7" not including staircase area x 15'8"



Double glazed window to front, two radiators, fireplace with living flame effect gas fire, staircase to first floor.

Kitchen 14'5" x 8'2"



Fitted with modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, space for American style fridge freezer, washing machine and dishwasher. Tiled floor, radiator, built in cupboards and double glazed French door leading through to

Garden Room 12'5" x 11'9"



Double glazed French doors to rear garden, radiator, double glazed window, vaulted ceiling with two velux windows, tiled floor.

First Floor Landing

MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'4" x 8'5" maximum including fitted robes



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 10'8" x 8'0" maximum including fitted robes



Double glazed window to rear, radiator and fitted sliding door wardrobes.

Bedroom 3 5'8" x 7'2" measurements not inc. entrance recess



Double glazed window to front, radiator and built in cupboard.

MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and panel bath with mains shower over, radiator, tiled walls and floor, double glazed window.

Outside



Driveway providing off street parking and gardens to the front and rear.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in

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Important Notice Part 2

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Fawcett Street Viewings

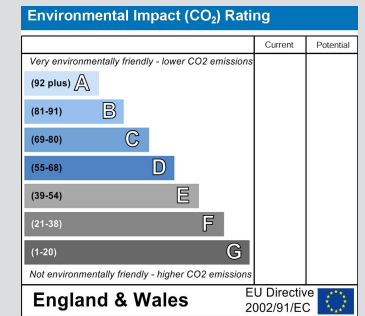
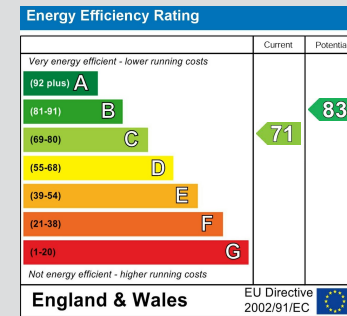
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor



First Floor

12 Lacebark