









A stunning, five bedroom detached home enjoying a delightful cul-de-sac position within the highly sought after Burdon Rise development. The property has been significantly upgraded to an exceptional standard, providing a beautiful, stylish contemporary interior. Internally the accommodation is accessed via a reception hall with staircase to the first floor and a cloakroom/wc. There is a lounge to the front with a bay window, whilst to the rear there is a fabulous high specification dining kitchen that opens through to an attractive family room with doors out to the garden. The luxury kitchen is fitted an excellent range of units, 'Silestone' worksurfaces, an island and a selection of high end 'AEG', 'Miele' and 'Elica' appliances. Completing the ground floor is a useful utility room. To the first floor there is generous landing and an exceptional master bedroom with dressing area and upgraded en-suite shower room/wc. There is a family bathroom/wc and four further well-proportioned bedrooms, all with fitted wardrobes and two with en-suite shower room/wcs. Externally there are attractive gardens, driveway and a double garage. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly recommend arranging a viewing to appreciate the quality of accommodation this sensational home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Reception Hall



Impressive hallway featuring tiled floor, staircase to first floor, radiator and built in cupboard.

Cloakroom/WC



Low level WC with concealed cistern and washbasin, part tiled walls and tiled floor.

Lounge 16'11" into bay x 16'8"



Double glazed bay window to front and radiator.

Dining Kitchen 17'7" x 14'3" not including fitted units



A stunning high specification kitchen fitted with an excellent range of wall and base units with Silestone work surfaces over, matching island unit, integrated appliances include an AEG double electric oven, Miele induction hob with Elica

feature extractor over, AEG fridge freezer and AEG dishwasher. Double glazed French doors leading out to rear gardens, tall feature window, radiator, tiled floor and door to utility. Opening through to family room.

Family Room 11'10" x 14'3" extending to 16'5"



This attractive room features tiled floor, double glazed French door to rear patio and radiator.

Utility 9'10" x 5'6"



Fitted base units with work surfaces over incorporating sink and drainer unit, space for washing machine and tumble dryer, double glazed window to rear, tiled floor, door to side of the property, radiator and internal door to garage.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Wonderful spacious landing with double glazed window to front, loft access hatch and radiator.

Master Bedroom 16'3" x 14'6" into bay



Double glazed bay window to front and radiator. Opening through to dressing area.

Dressing Area



Fitted sliding door wardrobes to both sides. Door to en-suite.

En-Suite Shower Room



Superb upgraded suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with digital controlled mains shower over, tiled floor, part tiled walls, tall radiator and double glazed window.

Bedroom 2 16'5" maximum including fitted robes x 10'8"



Two double glazed windows to front, radiator, fitted sliding door wardrobes and door to en-suite.

En-Suite Shower Room



Low level WC with concealed cistern, washbasin and step in shower cubicle with mains shower over, chrome ladder style radiator, part tiled walls and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 12'3" x 11'5" max measurement including fitted rob



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

En-Suite Shower Room



Low level WC with concealed cistern, washbasin and step in shower cubicle with mains shower over, tiled floor, chrome ladder style radiator, part tiled walls and double glazed window.

Bedroom 4 10'11" x 9'2" narrowing to 8'0" not including fitt



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

Bedroom 5 7'11" x 9'3" not including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Family Bathroom



Low level WC with concealed cistern, washbasin and panel bath, part tiled walls and chrome ladder style radiator.

Outside



The property has attractive gardens to the front and rear and a generous driveway providing off street parking and access to double GARAGE.

Double Garage 20'5" x 16'2"

An integral garage with an up and over access door, the garage benefits from power and lighting and an internal door to utility.

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.

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MAIN ROOMS AND DIMENSIONS

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 the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice Part 2

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Fawcett Street Viewings

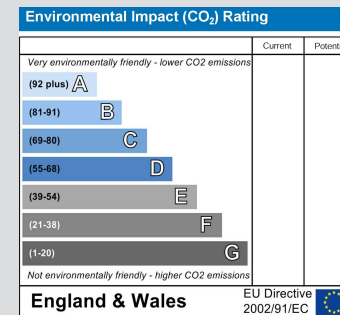
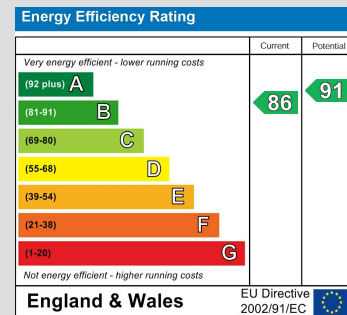
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(136.82 sq.m)



First Floor
Approximate Floor Area
(136.82 sq.m)

12 Leighfield Drive