



3 Bedrooms

This exceptional three-bedroom detached home, formerly the development's show home occupies a generous plot within the popular Burnside area of Houghton Le Spring and offers stunning family accommodation throughout. Beautifully presented and filled with natural light this impressive property is sure to attract significant interest.

The welcoming entrance hallway leads into a spacious and airy reception room creating the perfect space to relax and unwind. To the rear of the property is a fully fitted modern kitchen/diner offering ample dining space along with French doors opening onto the beautifully landscaped rear garden and patio area ideal for entertaining and family living. A convenient ground floor W/C completes the downstairs layout.

To the first floor are three well-proportioned bedrooms all bright and welcoming with two benefiting from wardrobes. The impressive master bedroom also features a stylish ensuite shower room alongside a lovely modern family bathroom serving the remaining bedrooms.

Externally, the property stands on a large plot with a driveway, garage and beautifully maintained front and rear gardens. The rear garden in particular is a standout feature offering a generous and private outdoor space finished to a high standard. The property also benefits from CCTV for additional security and peace of mind.

Situated close to excellent schools, shops, local amenities and transport links this rare opportunity is not expected to remain on the market for long.

Early viewing is highly recommended to fully appreciate the size, quality and location this stunning home has to offer.

Offers in the region

**£235,000**

EPC Rating: TBC

**Fairbairn Drive**

**Burnside, Houghton le Spring**



**Reception:**

**12'2" x 13'11" (3.7m x 4.24m)**

Carpeted Flooring, UPVC Window, Radiator

**Kitchen / Diner:**

**10' x 22'10" (3.05m x 6.96m)**

Tiled Floor, UPVC Window, UPVC Door, UPVC French Doors, Wall and Base Units, Sink with Mixer Tap, Gas Oven, Electric Hob with Extractor, Tiled Splashbacks, Radiator

**W/C:**

**3' x 5'8" (0.91m x 1.73m)**

Vinyl Flooring, W/C, Washbasin with Mixer Tap, Radiator

**Master Bedroom:**

**12'2" x 14'7" (3.7m x 4.45m)**

Carpeted Flooring, UPVC Window, Radiator

**En-Suite:**

**5'5" x 6'9" (1.65m x 2.06m)**

Vinyl Flooring, UPVC Window, W/C, Shower Cubicle, Washbasin with Mixer Tap, Radiator

**Bedroom Two:**

**9'11" x 12'2" (3.02m x 3.7m)**

Carpeted Flooring, UPVC Window, Wardrobes, Radiator



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**Bedroom Three:**

**7'2" x 10'6" (2.18m x 3.2m)**

Carpeted Flooring, UPVC Window, Radiator

**Bathroom:**

**5'9" x 7'5" (1.75m x 2.26m)**

Vinyl Flooring, UPVC Window, Part Tiled Walls, W/C, Washbasin with Mixer Tap, Panelled Bath with Overhead Shower, Shaving Point, Radiator

**Parking:**

**EPC: TBC**

**Council Tax Band: C, Sunderland**

**Tenure: Freehold**

**Disclaimer:**

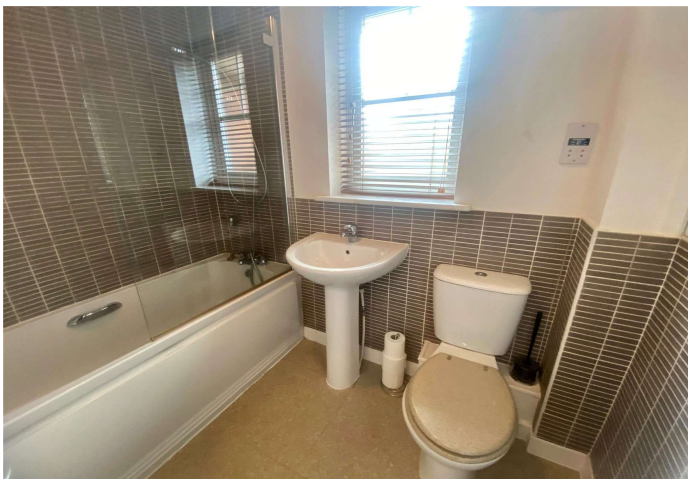
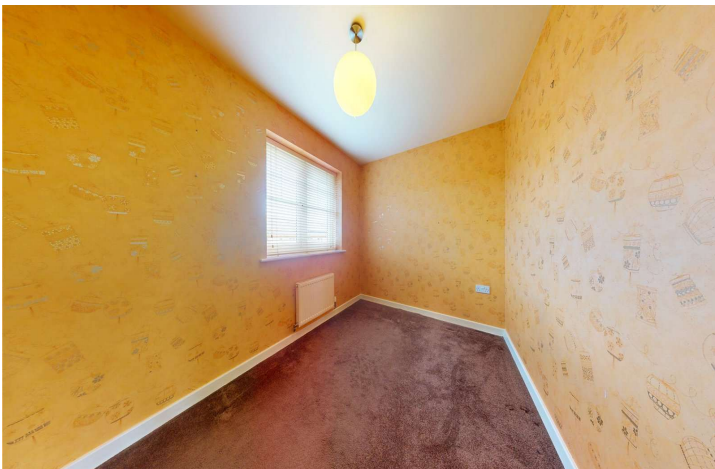
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**Viewing Arrangements:**

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.





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