



Cawburn Close, Haydon Grange  
Offers in excess of £375,000

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\*\*\* VIEWING ESSENTIAL\*\*\*

AN EXCEPTIONAL 4 BEDROOM DETACHED FAMILY HOME SITUATED ON THIS HIGHLY DESIRABLE, RESIDENTIAL CUL DE SAC WITHIN THE EVER POPULAR HAYDON GRANGE DEVELOPMENT WITHIN CLOSE PROXIMITY OF A WEALTH OF LOCAL AMENITIES.

The property has been extensively renovated by the current owners and offers an outstanding level of living accommodation throughout.

Briefly comprising: Entrance hall, ground floor WC, lounge, a second reception room currently used as a play room, and a stunning dining kitchen. To the first floor there are 4 bedrooms, master with luxury en suite, and a family bathroom/WC.

Additional benefits include gas central heating via combination boiler (installed 2022) and double glazed windows (installed 2020/2022).

Externally, there are gardens to the front and rear and a driveway to the front.

**Entrance hall:** Double glazed entrance door, double glazed window to the front, tiled floor, radiator and staircase to the first floor.

**WC:** Low level WC, wash hand basin, radiator and part tiled walls.

**Lounge: 16'5 x 10'5:** Double glazed bay window to the front with plantation shutters, electric fire, telephone point, television point, coving to ceiling, double radiator and laminate floor.

**2<sup>nd</sup> Reception room: 14'5 x 7'9:** Double glazed window to the front with plantation shutters, LED spotlights, television point, double radiator and laminate floor.

**Dining kitchen: 19'6 x 11'5:** Fitted with a range of wall and base units, quartz work surfaces, single bowl sink unit, built in electric oven, built in gas hob, extractor hood, integrated fridge/freezer, washer/dryer, dishwasher and wine fridge, LED spotlights, double radiator, double glazed windows to the rear and bi-fold doors to the rear garden.

**First floor landing:** Carpet and access to the roof space via loft ladder.

**Bedroom 1: 9'8 x 11'3:** Double glazed window to the front with plantation shutters, built in wardrobes, television point, carpet and double radiator.

**En suite:** Step in shower cubicle with rainfall shower, wash hand basin and low level WC. Tiled walls, tiled floor, LED spotlights, heated towel rail, extractor fan and double glazed frosted window to the side.

**Bedroom 2: 12'1 x 12'2:** Double glazed window to the front, built in wardrobe and cupboard, television point, carpet and 2 double radiators.

**Bedroom 3: 8'9 x 9'4:** Double glazed window to the rear, carpet and radiator.

**Bedroom 4: 7'0 x 8'8:** Double glazed window to the rear, carpet and radiator.

**Bathroom/WC:** Panelled bath, wash hand basin and low level WC. Part tiled walls, shaver point, radiator, extractor fan and double glazed frosted window to the rear.

**Front garden:** Lawned garden and driveway.

**Rear garden:** Laid mainly to lawn with a paved patio and fenced boundaries.

