





- Detached
- Driveway
- En-Suite Facility
- Semi-Rural Area
- Attached Garage
- Three Bedrooms
- Open Plan Space
- Freehold



DETACHED HOME | LAST FEW PLOTS REMAINING | SEMI-RURAL LOCATION

Jan Forster Estates are delighted to welcome to the market this stunning detached three-bedroom house - The Hornstone. With its unbeatable location within the Derwent Valley, you'll find picturesque countryside on this home's doorstep. There are plenty of handy road links connecting you to the North East and beyond, with the A1(M) just six miles away. Burnopfield is also well-served by public transport links, with regular buses to Newcastle, the Metrocentre, Gateshead, Stanley and Consett.

The property briefly comprises:- a light and spacious living and dining area with doors opening to the rear garden, exclusive designer kitchen with integrated appliances and French doors which also give access to the rear garden, downstairs WC and a utility cupboard.

On the first floor, you will find the main bedroom which benefits from an en-suite shower room, two other bedrooms, one of which a double, and the boutique family bathroom, as well as a storage cupboard. Gas central heating is provided throughout the home. Externally, there is a driveway leading up to the garage and a rear garden.

For more information, call our sales team on 0191 487 0800.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.



Ground Floor

Live/Eat	2.89m x 3.67m	9'6" x 12'0"
Live/Eat	3.11m x 2.03m	10'2" x 6'9"
Relax	3.11m x 3.67m	10'2" x 12'0"
Laundry	1.46m x 0.86m	4'9" x 2'9"
WC	1.57m x 2m	5'2" x 6'7"
Garage	3.12m x 5.97m	10'3" x 19'7"



First Floor

Bedroom 1	3.11m** x 3.50m**	10'2"** x 11'6"
Shower 1	1.80m* x 2.22m	5'11"* x 7'4"
Bedroom 2	3.17m x 3m	10'5" x 9'10"
Bedroom 3	3.11m x 2m	10'3" x 6'7"
Bathroom	3.89m x 2.14m	12'9" x 7'0"

* Minimum dimensions
** Maximum dimensions

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



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