

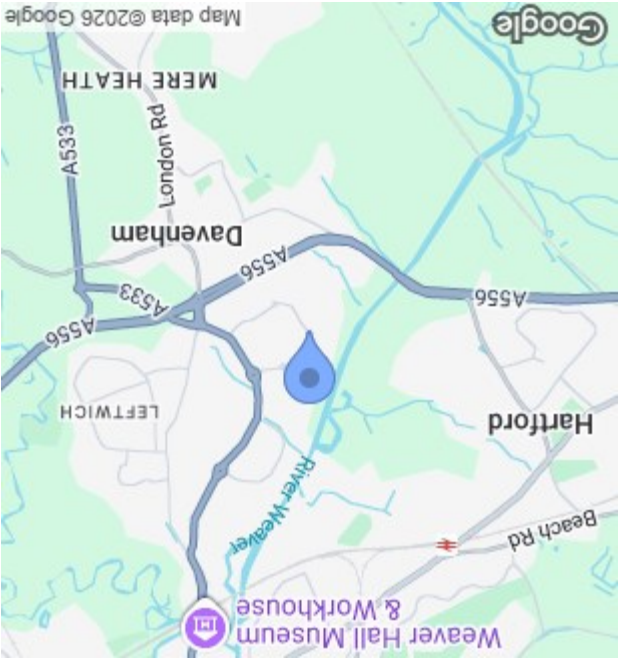
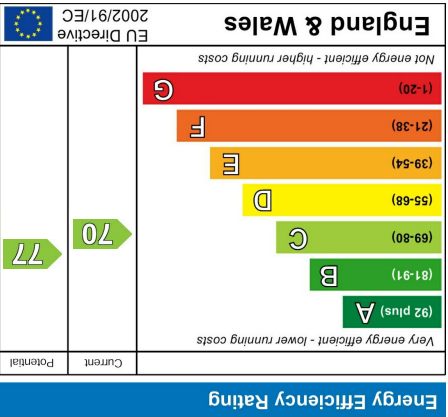
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.
Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.
These particulars are provided as a general guide only and do not form part of any offer or contract. We have not carried out a structural survey, nor tested any services, systems, appliances or specific fittings. Buyers should rely on their own investigations through their solicitor or surveyor. Descriptions, images, floorplans and measurements are provided for guidance only and should not be relied upon for the purchase of fixtures, fittings, carpets or furnishings, nor as confirmation of the items included in the sale. Council Tax bands and any reference to planning or consents should be independently verified. Properties are offered subject to contract, and J Lord & Co and its representatives are not authorised to make or give any warranties or representations.

3 Burwardsley Way, Kingsmead
Approximate Gross Internal Area:
1759 sq.ft 164 sq.m



01606 351133
www.jlordandco.com

JL LORD & CO
MATCHING PEOPLE TO PROPERTY



Positioned within a well-regarded residential setting, the approach feels settled and established. A generous driveway provides parking for multiple vehicles, alongside an integral double garage, creating a practical and well-considered frontage. The entrance itself is understated, leading into a central hallway that begins to reveal the scale and balance of the home.

The ground floor is arranged with clarity, offering a series of well-proportioned rooms that allow the home to adapt to different moments throughout the day. A spacious lounge sits to the front, filled with natural light through a wide bay window, creating a comfortable and more enclosed space for quieter evenings.

To the rear, the house begins to open out — with the kitchen and dining areas forming a more connected, social environment that anchors daily life.

The kitchen is both practical and well-finished, arranged with a central island that naturally becomes a place to gather. Cabinetry is thoughtfully laid out to maximise storage and workflow, while integrated appliances and generous work surfaces support day-to-day use with ease. From here, doors open directly onto the garden, creating a seamless connection between inside and out — particularly suited to warmer months and informal entertaining.

A separate dining room offers a more defined setting for formal occasions, while a dedicated office provides flexibility for working from home or study. A separate utility room sits just off the kitchen, ensuring the practical elements of the home are handled without interrupting the flow of the main living space and a convenient w.c completes the ground floor.

Upstairs, the sense of balance continues.

Four bedrooms are arranged around a central landing, each offering comfortable proportions and flexibility for family life, guests, or additional workspace. The layout feels considered rather than crowded, allowing each room to function independently.

The main bedroom is well-positioned, offering a sense of privacy and space. It is complemented by built-in storage and its own spacious en-suite, creating a self-contained area within the home that feels calm and separate from the rest of the house. The main family bathroom has been updated with a clean, contemporary finish, incorporating both a bath and separate shower.

To the rear, the garden is a clear highlight.

Landscaped and thoughtfully arranged, it offers a combination of lawn and seating areas, designed to be used rather than simply viewed. Not overlooked from behind, it provides a level of privacy that is increasingly sought after, with multiple areas for dining, relaxing, and entertaining across the seasons.

A home that balances structure with flow, offering clearly defined spaces alongside areas designed to bring people together. Positioned within a quiet cul-de-sac, with a garden that adds genuine lifestyle value, it is a house that works effortlessly day to day while offering more when it matters.

