



Leighfield Drive, Burdon Rise, SR3 2DD  
4 Bed - House - Detached  
£440,000

**ROBINSONS**  
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# Leighfield Drive Burdon Rise, SR3 2DD

No Chain \*\* Stunning Family Detached Home \*\* Fabulously Upgraded & Extended Floor Plan \*\*  
Landscaped Gardens & Parking \*\* Early Viewing Advised \*\*

The Plane is an impressive four-bedroom detached family home by Bellway, thoughtfully designed to offer generous, flexible living space ideal for modern family life. The current owners have further enhanced the property by creating a fabulous open plan living space with the conversion of the garage. This property has been upgraded throughout with high quality fittings and landscaped gardens

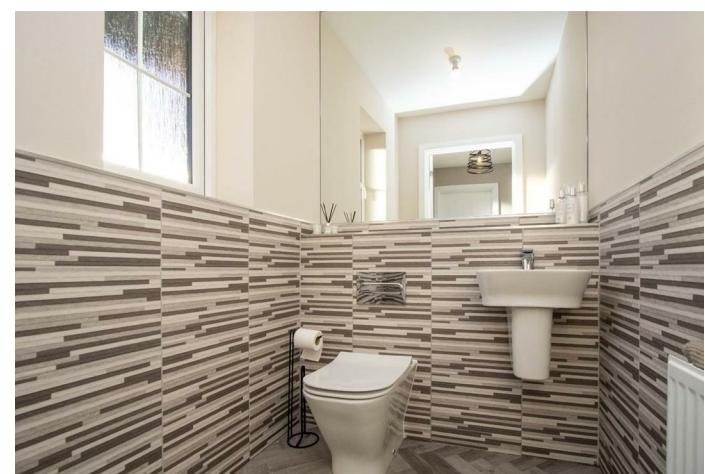
The ground has an inviting entrance hallway, spacious open-plan kitchen, dining and family area, flooded with natural light and opening directly onto the rear garden through French doors, creating the perfect setting for everyday living and entertaining. A separate bay-fronted living room provides a welcoming retreat, while a utility room and downstairs cloakroom add everyday practicality.

Upstairs, the home continues to impress with four good size double bedrooms, including a luxurious principle bedroom with dressing area and en-suite, a second en-suite bedroom, and a contemporary family bathroom.

Burdon Rise is a modern and well-regarded residential development in Ryhope, Sunderland, featuring attractive detached homes set around quiet streets and cul-de-sacs. Green spaces and footpaths enhance the calm, family-friendly feel, making it popular with families and professionals.

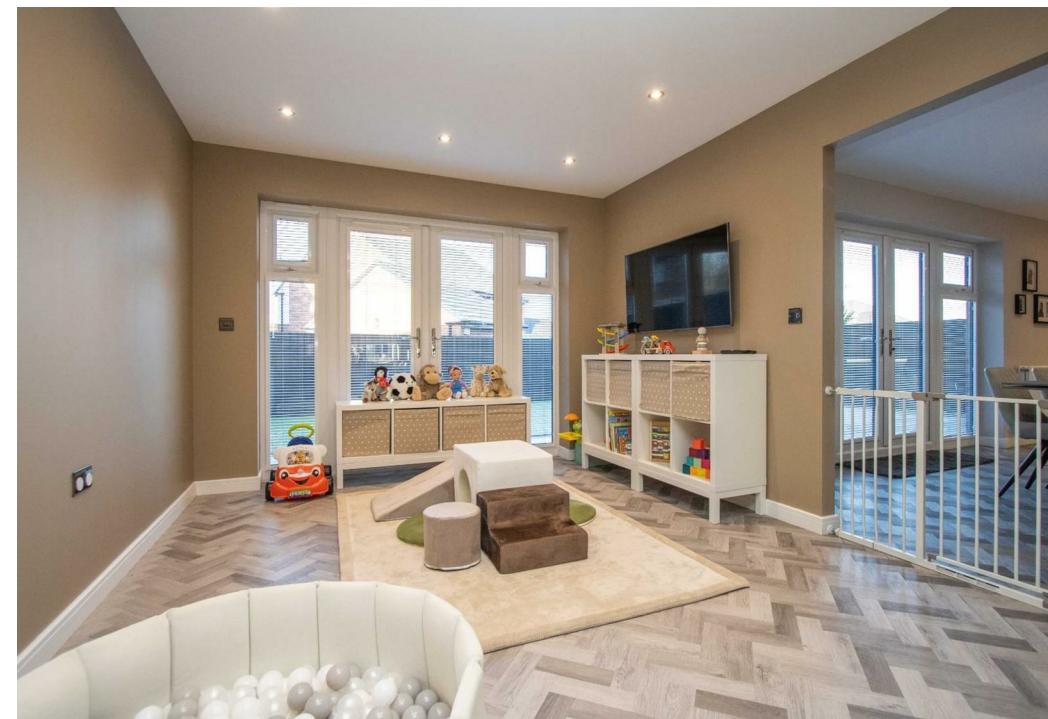
Residents benefit from easy access to local shops, cafés, pubs and supermarkets, with Sunderland city centre a short drive away for wider shopping, leisure and dining. Excellent transport links include quick access to the A19 for commuting to Newcastle, Durham and Teesside, along with regular bus and rail services.

The area is well served by a choice of primary and secondary schools and is close to open countryside and the coast, including beaches and walks at Seaburn and Seaham, offering a balanced lifestyle of modern living and accessibility.

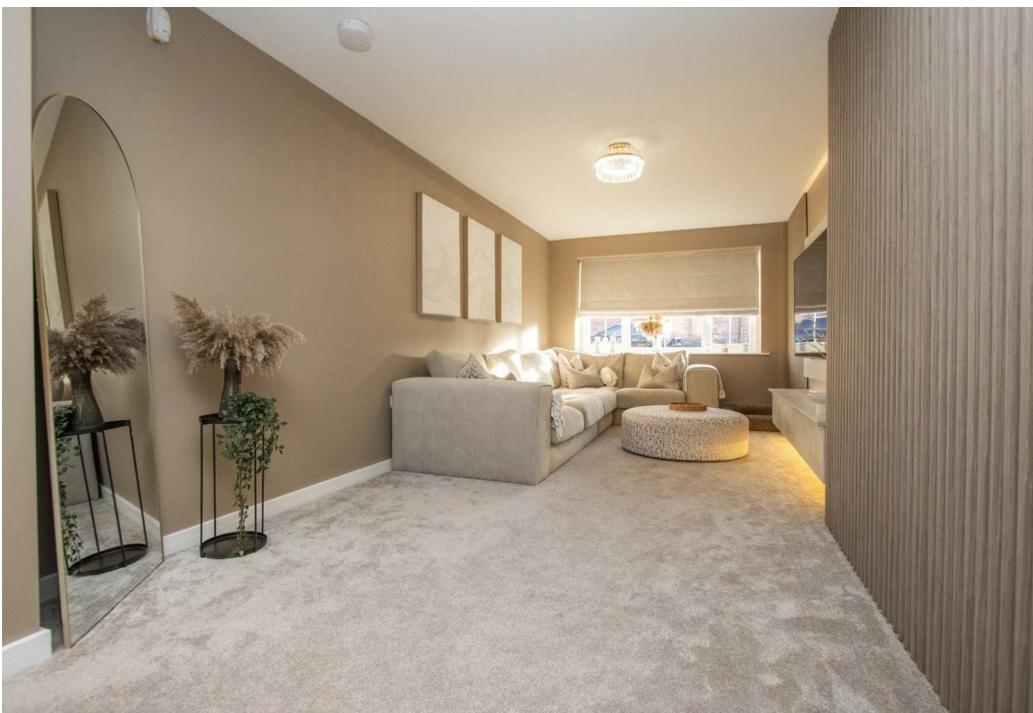












#### Entrance Hallway

##### W C

5'11 x 5'3 (1.80m x 1.60m)

##### Living Room

17'10 x 12'4 (5.44m x 3.76m)

##### Kitchen

12'9 x 10'9 (3.89m x 3.28m)

##### Dining Area

11'9 x 10'2 (3.58m x 3.10m)

##### Utility Room

7'0 x 5'3 (2.13m x 1.60m)

##### Family Room

11'6 x 10'5 (3.51m x 3.18m)

##### Lounge

19'0 x 9'06 (5.79m x 2.90m)

##### Principle Bedroom

13'4 x 12'3 (4.06m x 3.73m)

##### Dressing Area

9'6 x 6'4 (2.90m x 1.93m)

##### Principle En-Suite

7'5 x 4'11 (2.26m x 1.50m)

##### Bedroom Two

16'2 x 12'4 (4.93m x 3.76m)

##### En-Suite Two

8'1 x 4'7 (2.46m x 1.40m)

##### Bedroom Three

15'2 x 9'7 (4.62m x 2.92m)

##### Bedroom Four

12'5 x 9'8 (3.78m x 2.95m)

##### Family Bathroom

9'10 x 5'7 (3.00m x 1.70m)

#### Agents Notes

Estate Charge – Approx. £15 per month

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Planning Permission – Nothing in the local area to affect this property that we are aware of

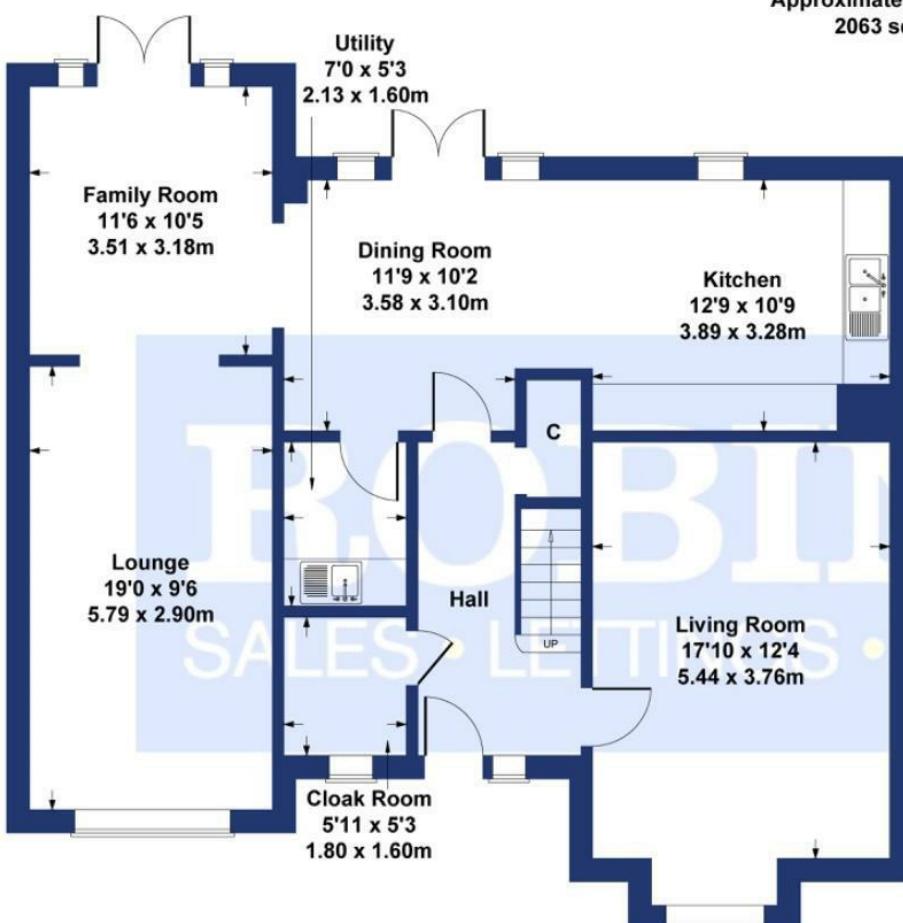
Accessibility/Adaptations – The garage has been converted to create extra living space

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

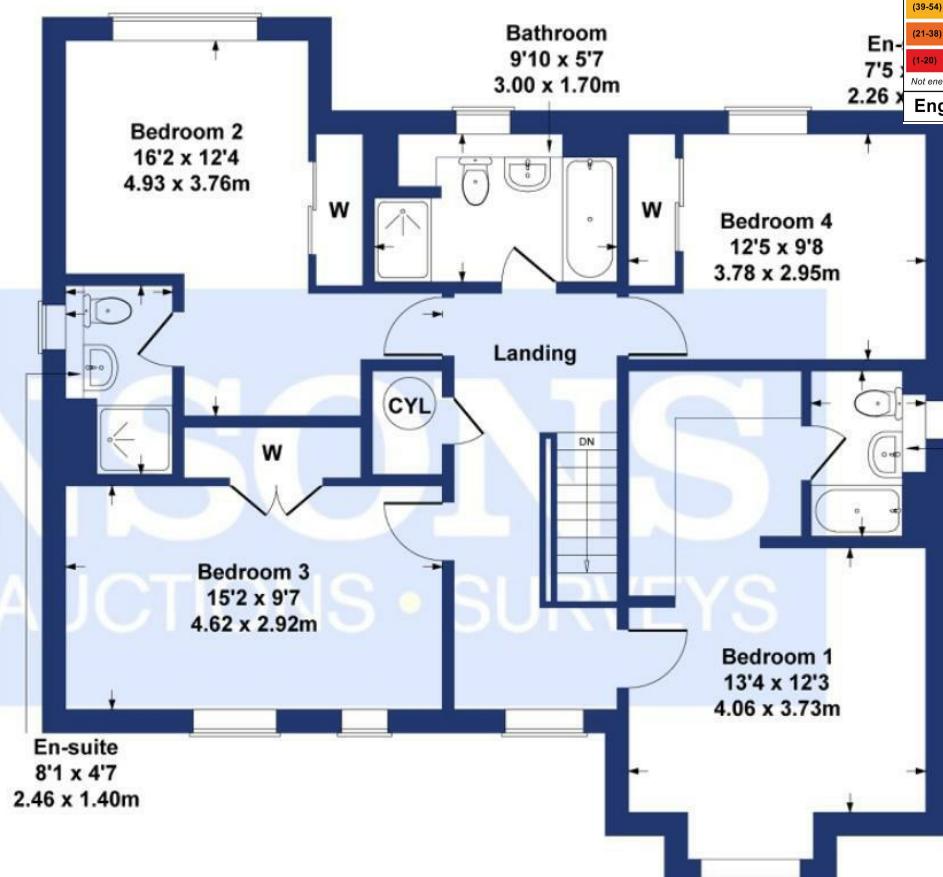
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

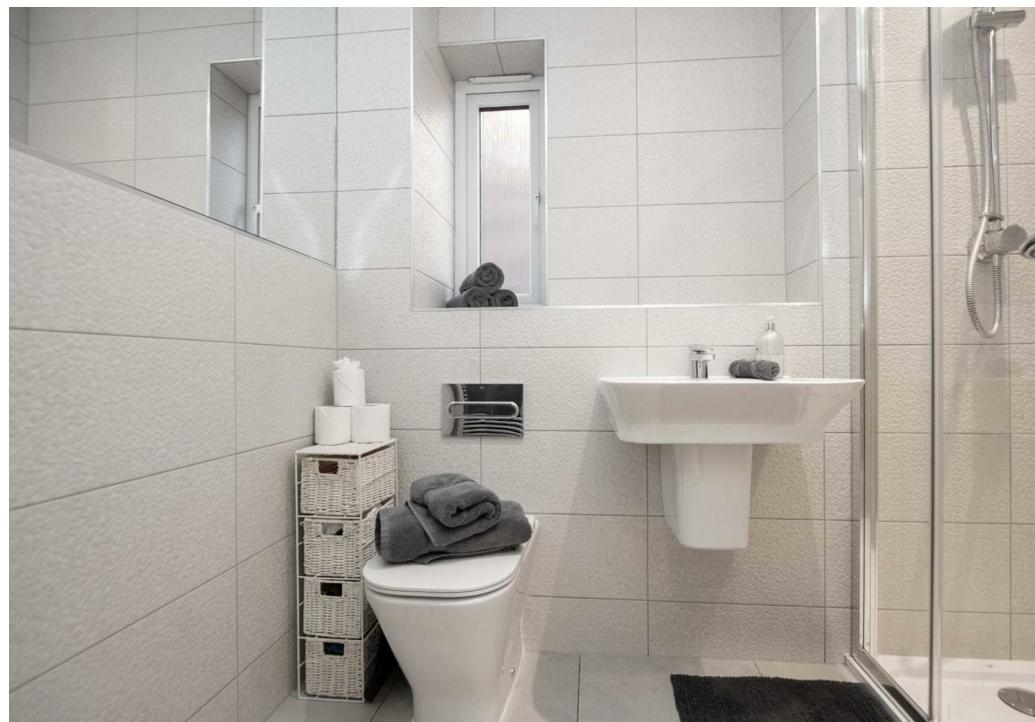
Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these

## Leighfield Drive

Approximate Gross Internal Area  
2063 sq ft - 192 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			









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