



Henshaw Grove, Holywell



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £399,950

Description

SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME
OCCUPYING A SIZEABLE CORNER PLOT, TUCKED WITHIN A SOUGHT
AFTER RESIDENTIAL DEVELOPMENT IN THE HEART OF HOLYWELL
VILLAGE

Brannen & Partners are delighted to welcome to the market
this impressive detached family home, positioned ideally upon a
cul-de-sac within a sought after residential development.
Boasting five good sized bedrooms, two generous reception
rooms, expansive kitchen diner, two thoughtfully configured
bathrooms, as well as a convenient utility space and
downstairs WC. This ideal home is complete with wraparound
gardens benefitting from a westerly aspect, detached garage
and driveway parking for two cars.

Briefly comprising: Practical entrance porch welcomes you into the home, leading
directly into the central hallway, providing access to both reception spaces and
stairs to the first floor.

To the right, the sizeable dining room is light and inviting due to the large bay
window to the front. Currently utilised for family dining, the space offers the ideal
secondary reception area for growing families. Across the hallway, the ample
living room mirrors the dining room's design, with the addition of a feature
fireplace housing an electric fire and access to the kitchen diner.

Beyond the living room, the kitchen diner truly is the heart of the home. Spanning
almost the width of the property, the considerable space presents cream shaker
style cabinetry framed with solid wood worktops. Integrating an extractor hood
and sink, the kitchen houses designated spaces for appliances including a range
style cooker, as well as an integral pantry cupboard and access to the convenient
utility. Designed to be a social family area, the kitchen diner can accommodate a
six seater dining table comfortably, whilst French doors flood the space with
natural light and provide access out to the rear garden.

Moving into the utility area, the space is equipped with further cabinetry and
worktop space, whilst housing plumbing and fittings for appliances such as a
washing machine, tumble dryer and dishwasher. Incorporating a downstairs WC,
the utility also provides access to the rear garden.

Upon the first floor, all five bedrooms and the family bathroom connect to the
central landing. The two largest bedrooms are positioned to the front of the home,
with the primary bedroom benefitting from fitted wardrobes and an en-suite
shower room, furnished with a shower cubicle, WC, pedestal wash basin, heated
towel rail and integral storage. Whilst to the rear, the three further bedrooms have
uninterrupted views of rolling fields up to the Cheviots in the distance. Completing
the home, the family bathroom offers a monochrome design, featuring partial
tiling, bath with shower overhead, WC, pedestal wash basin and heated towel rail.

Externally, due to its corner position, the impressive rear garden wraps around the
home, bursting with beautiful mature shrubs. Presenting an ample lawn, bordered
by raised decking areas, the garden's westerly aspect and ideal position backing
onto the local allotments, welcomes the sun throughout the day and late into the
evening. The current owners have erected a well sized shed, which has been
converted to use as a sheltered external entertainment area, equipped with
power, lighting, fixed dining table and bi-folding doors. Privatised by a tall hedge
boundary, the garden continues around the home to meet the detached garage,
which can be accessed from both sides, sitting aside a greenhouse - an additional
benefit for keen gardeners. The front of the home can be accessed via private
gates to other side of the property or via the garage, whereby the paved driveway
offers off street parking for two cars, complete with a further lawn and shrub
borders.

Holywell Village offers the perfect mix of rural yet still central living. Situated a
short drive from the coastal towns of Whitley Bay and Seaton Sluice, the village
itself houses a local primary school in addition to various local amenities, transport
links, pubs and cafes, as well as routes to a variety of pleasant walks such as
Holywell Dene and the Wagonways. Seaton Delaval train station is only a five
minute drive from the village, ensuring Newcastle City Centre is only a seventeen
minute train journey away.

*Please note this property is owned by a family member of a Brannen & Partners
employee*

Entry
6'0" x 3'6"

Hallway
4'9" x 6'9"

Dining Room
7'9" x 16'8"

Living Room
12'9" x 17'3"

Kitchen Diner
19'8" x 10'2"

Utility Room
5'1" x 5'10"

WC
5'1" x 4'1"

Landing
6'9" x 8'1"

Bedroom One
8'11" x 11'8"

En Suite
7'1" x 5'1"

Bedroom Two
7'9" x 11'10"

Bedroom Three
8'11" x 10'10"

Bedroom Four
6'5" x 14'2"

Bedroom Five
9'1" x 7'10"

Bathroom
9'9" x 5'1"

Garage
7'11" x 15'0"

Shed
6'2" x 5'11"

Front & Rear Gardens

Tenure
Freehold

