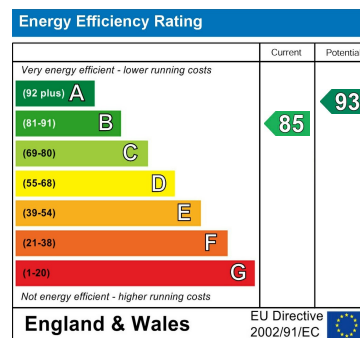




Pedlars Close, Holystone



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 £395,000

Description

WELL PRESENTED AND EXPANSIVE MODERN FOUR BEDROOM DETACHED PROPERTY SITUATED WITHIN THE SOUGHT AFTER DEVELOPMENT OF HOLYSTONE PARK IN HOLSYTONE

Brannen and Partners welcome to the market this well presented four bedroom detached property, occupying a good sized plot positioned to the edge of the popular development of Holystone Park. Boasting spacious accommodation throughout, the home benefits from four double bedrooms, three bathrooms, two reception areas, considerable kitchen diner, garage and driveway parking.

Briefly comprising: Bright and inviting entrance hallway leads to all ground floor rooms including the convenient WC, plus stairs to the first floor with storage beneath.

Positioned to the front of the home, the amply sized living space is furnished with a media wall incorporating a modern glass fire. Whilst across the hallway, the office is positioned, offering a versatile space able to accommodate a multitude of needs.

Progressing into the rear of the property, the considerable living kitchen/diner opens up. Spanning the width of the home, the open plan layout ensures space for living/dining to the right hand side and access out to the rear garden via French doors.

Modern in design, the kitchen itself has a good range of white high gloss fitted wall, base and drawer units which houses an integrated gas hob, eye level double oven, floating extractor hood, fridge/freezer and dishwasher. From here, the convenient utility space can be accessed, housing further storage plus plumbing and fittings for a washing machine and tumble dryer.

Upon the first floor, the open landing connects to all four bedrooms and family bathroom, whilst housing integral storage. All four bedrooms are doubles in size and are situated to each corner of the home. The primary bedroom houses an en suite bathroom equipped with bath, separate walk in shower, WC and pedestal wash basin. The third bedroom also benefits from an en suite shower room with walk in shower, WC and pedestal wash basin.

Finalising the home, the family bathroom is well proportioned and furnished with a bath, WC and pedestal wash basin.

Externally to the rear is a considerable south facing garden, laid mainly to lawn with a patio area with pergola and side access to the front and garage. Driveway parking for two cars is available to the front of the property, leading to the garage.

The property is located in this highly desirable modern development of Holystone Park, within walking distance to the Rising Sun Country Park offering plenty of options for dog walking and country strolls. Close to transport links such as Metro stations at Palmersville and Northumberland park, local amenities at Silverlink retail park, Cobalt Business park and a nearby supermarket, the motorway is also within easy access. The development offers easy access to the city centre of Newcastle, as well as the beautiful North East coastline and good schooling is close-by.

Entrance Hallway

6'4" x 15'6"

Living Room

11'4" x 15'1"

Kitchen Diner

27'10" x 10'7"

Utility Room

6'2" x 4'2"

WC

4'2" x 4'2"

Office

8'11" x 14'2"

Landing

10'10" x 11'0"

Bedroom One

11'0" x 13'1"

En Suite

6'2" x 10'7"

Bedroom Two

9'0" x 14'4"

Bedroom Three

12'8" x 10'3"

En Suite

7'0" x 3'10"

Bedroom Four

8'4" x 12'2"

Bathroom

5'6" x 6'8"

Garage

9'1" x 16'7"

Rear Garden

Tenure

Freehold

