



39 Rowchester Way , Holystone, NE27 0JA

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! **

A gorgeous FAMILY HOME with NO ONWARD CHAIN! This FREEHOLD four bedroom detached house offers accommodation extending over three floors, which features an open-plan kitchen and dining area, a separate living room, two en-suite shower rooms and a family bathroom. The house has a SOUTH WESTERLY REAR GARDEN, and a detached GARAGE with parking access on its approach.

Rowchester Way is part of a recent Bellway development in Holystone and offers all the refinements expected of a newer build and, in particular, is very ENERGY EFFICIENT with above average gradings throughout (see the EPC). The property has easy access to road and transport links, North, South, The Coast and Newcastle City and there are shopping and leisure facilities close by. In addition, the Rising Sun Country Park is close by, and there is an OFSTED rated "outstanding" Primary school less than 1/2 a mile away.

Freehold, Council tax band D. Energy Rating B. Call next2buy Ltd to arrange a viewing - 0191 2953322

Offers Around £330,000

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- No Onward Chain
- Garage & Lengthy Driveway
- Lovely Family Home
- *** Freehold ***
- Four Bedrooms
- Energy Rating B
- South Westerly Garden
- Two En-Suite Shower Rooms

Entrance Hallway

13'6" x 4'4" (4.13 x 1.34)

Cloakroom

5'4" x 3'4" (1.65 x 1.02)

Living Room

14'9" x 10'11" (4.51 x 3.33)

Kitchen and Dining Room

9'8" x 19'6" (2.95 x 5.96)

Stairs to First Floor

Bedroom 2

11'1" x 10'4" (3.40 x 3.17)

En-Suite Shower Room

4'6" x 6'7" (1.39 x 2.02)

Bedroom 3

11'1" x 8'10" (3.40 x 2.71)

Bedroom 4

8'4" x 9'9" (2.56 x 2.98)

Bathroom

5'6" x 8'3" (1.68 x 2.52)

Stairs to Top Floor

Master Bedroom

17'2" x 11'1" (5.24 x 3.40)

En-Suite Shower Room

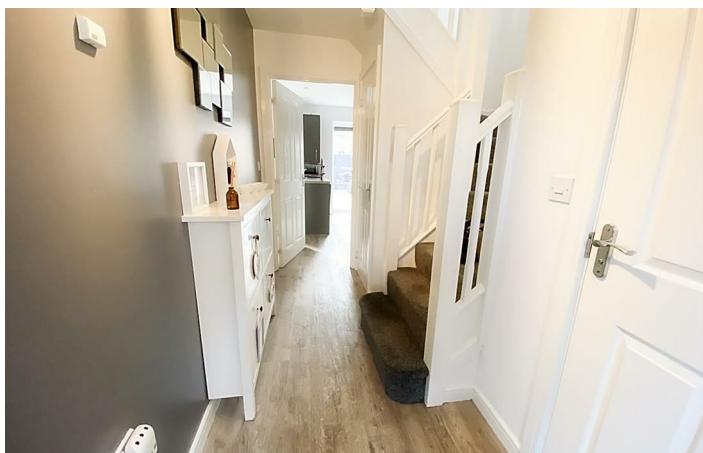
7'6" x 8'0" (2.29 x 2.44)

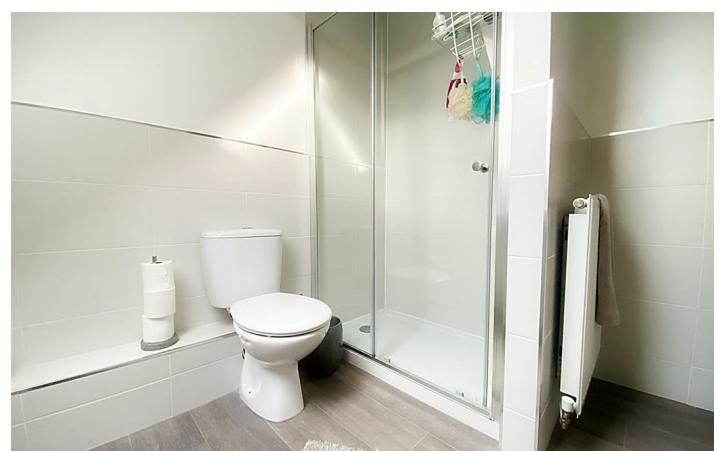
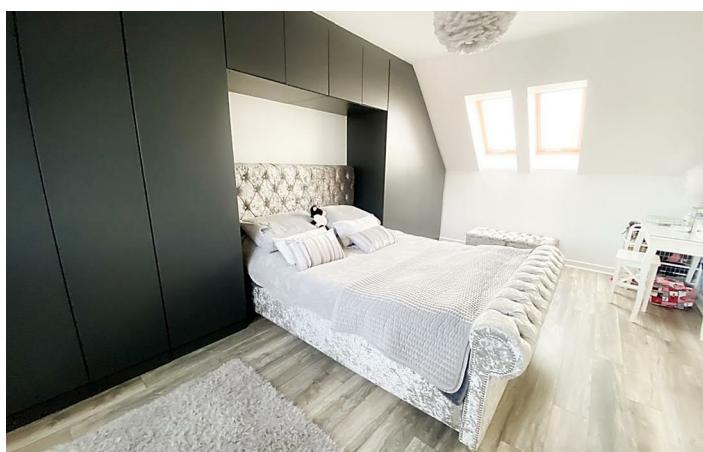
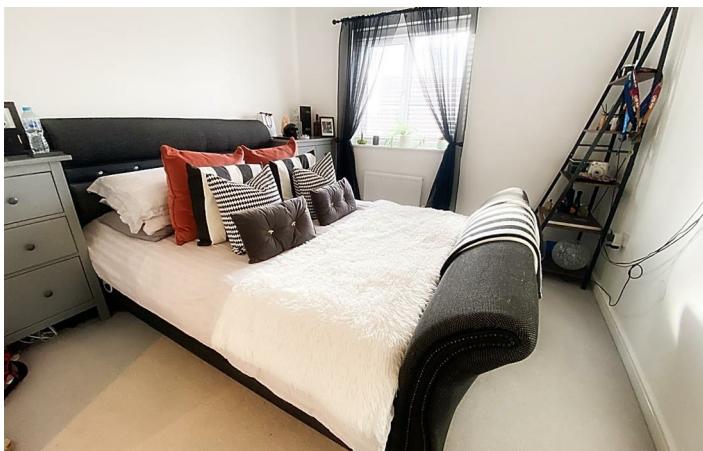
Garden

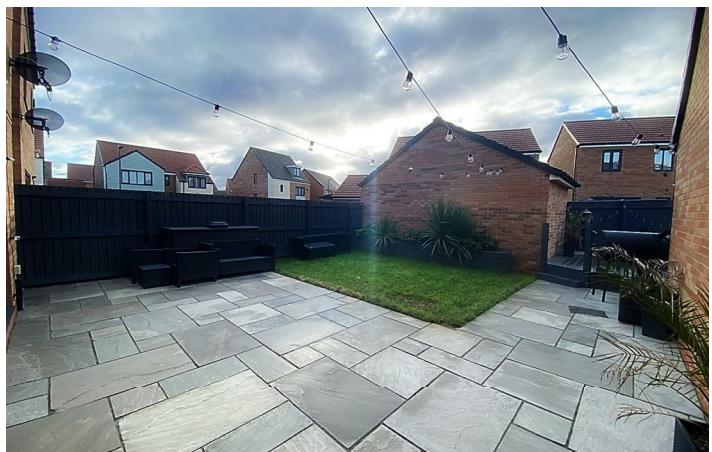
Garage & Drive



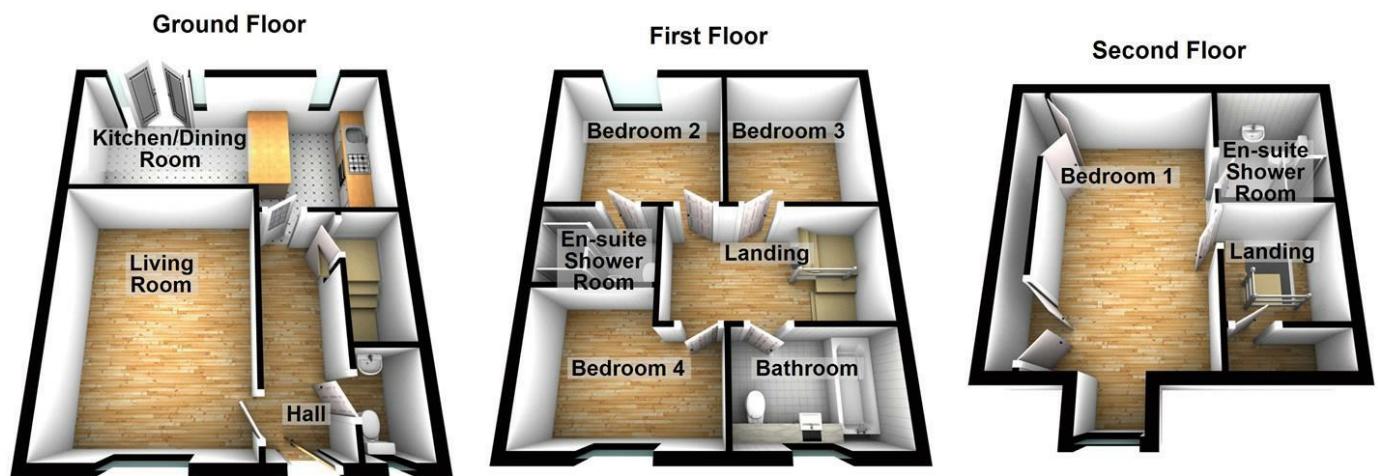
Directions







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	94
(81-91)	B	85
(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	