



### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	84	
(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	



### 4 Holme Lea Gardens, Blyth, S81 8HJ

Guide price £305,000

- Guide Price £315,000 - £325,000
- Private, exclusive development
- Spacious open-plan dining kitchen
- Master bedroom with en-suite
- Excellent public transport links
- Brand new 3-bedroom dormer bungalow
- Finished to a high standard
- Bi-fold doors leading to a landscaped rear garden
- Flexible and well-thought-out layout
- Small, quiet cul-de-sac setting





# 4 Holme Lea Gardens, Blyth S81 8HJ

\*\*\* GUIDE PRICE £305,000 - £315,000

A STUNNING, BRAND NEW three-bedroom dormer bungalow, beautifully positioned within an EXCLUSIVE, PRIVATE development.

This impressive home has been thoughtfully designed and finished to an EXCEPTIONAL STANDARD throughout, offering VERSATILE and SPACIOUS living accommodation that truly must be seen to be fully appreciated.

At the heart of the property is a generous open-plan dining kitchen, complete with high-specification appliances and stylish finishes. Bi-fold doors open onto a beautifully landscaped rear garden, perfect for entertaining or relaxing.

The accommodation includes a luxurious master bedroom with en-suite, along with two further spacious double bedrooms. Both the kitchen and bathroom are contemporary in design, showcasing premium fittings and fixtures throughout.

 3

 2

 2

 B

Council Tax Band: New Build

