



Cornmill Crescent | Holystone | NE27 0ND

# Offers in Excess of £375,000

We are delighted to bring to the market this immaculate, detached house for sale, located in close proximity to transport links. Within this charming house, you will find a total of four bedrooms. All are tastefully decorated; three are generous double bedrooms and the fourth is a cosy single room. The master bedroom is further enhanced with an en-suite for additional privacy and convenience. The heart of this lovely home features an open-plan kitchen flooded with natural light, boasting ample dining space for family meals or entertaining guests. The kitchen has been meticulously maintained in line with the immaculate status of the rest of the home. The home accommodates one intuitive reception room, offering a welcoming space to relax or socialise. The rear garden is in a desirable South facing position. An EPC rating of 'B', reflecting its energy efficiency.

In summary, this family-oriented home is an amalgamation of comfort, convenience and charm. Its unique features and immaculate condition make it a very desirable dwelling indeed. I invite you to explore, and potentially make an offer for this fantastic residence as it is an opportunity not to be missed.

ROOK  
MATTHEWS  
SAYER



4



1



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**Detached house**

**Open plan kitchen/family room**

**Four bedrooms**

**EPC: B**

**South facing rear garden**

**Council tax band: D**

**Ensuite to master bedroom**

**Tenure: Freehold**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

#### ENTRANCE DOOR TO:

HALLWAY: staircase to first floor

LOUNGE: (front): 15'7 x 9'8 (4.75m x 2.95m)  
UPVC double glazed windows to front, radiator.

DOWNSTAIRS W.C.: Low level W.C., pedestal wash hand basin, and heated towel rail.

KITCHEN/FAMILY ROOM: (rear): 25'8 at max point x 10'3 at max point (7.82m x 3.12m)  
Briefly comprising; fitted wall and base units incorporating a one and a half bowl sink unit with mixer spray tap, built in electric oven, electric hob, extractor hood, integrated dishwasher, integrated fridge/freezer.

#### FIRST FLOOR LANDING

BEDROOM ONE: (front): 13'6 at max point x 13'9 plus into robes (4.12m x 4.19m)  
UPVC double glazed windows to front, radiator.

ENSUITE: (front): Low level W.C., step in shower cubicle, pedestal wash hand basin, heated towel rail, UPV double glazed frosted window to front.

BEDROOM THREE: (rear): 10'3 x 9'9 (3.12m x 2.97m)  
UPVC double glazed window to rear, radiator.

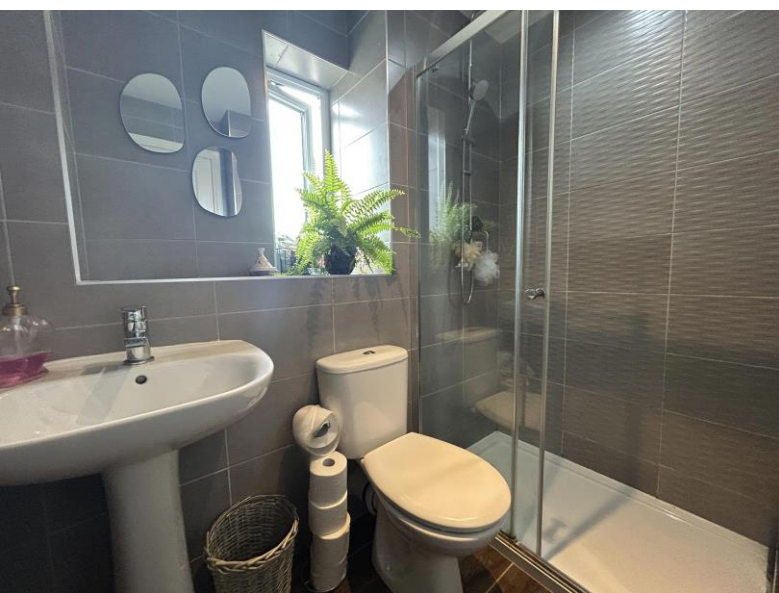
FAMILY BATHROOM: (rear): 6'6 max x 6'3 max (1.98m x 1.91m)  
Low level W.C., pedestal wash hand basin, panelled bath with mixer tap and shower head, heated towel rail, UPVC double glazed frosted window to rear.

BEDROOM FOUR: (rear): 9'1 x 6'7 (2.77m x 2.00m)  
UPVC double glazed window to rear, radiator.

BEDROOM TWO: (front): 13'4 x 8'5 (4.06m x 2.57m)  
UPVC double glazed window to front, radiator.

EXTERNALLY: South facing rear garden, mainly lawned with artificial grass for easy maintenance and paved patio area, shed. The front, the driveway leads to the garage and lawned area,







### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

### ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

FH00009116 .NF.NF.11/07/2025.V.1



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.