



Highcrofts | Horsley | NE15

£550,000

Presenting this immaculate detached four-bedroom house, ideally located on a quiet cul-de-sac in the heart of Horsley. Designed for families who value both comfort and practicality, the property combines versatile living spaces with a host of attractive features.

ROOK
MATTHEWS
SAYER



Detached Family Home

No Upper Chain

Three Reception Rooms

Dining Kitchen

Generous Primary Suite

**Three Additional Double
Bedrooms**

Modern Family Bathroom

West Facing Garden

For any more information regarding the property please contact us today

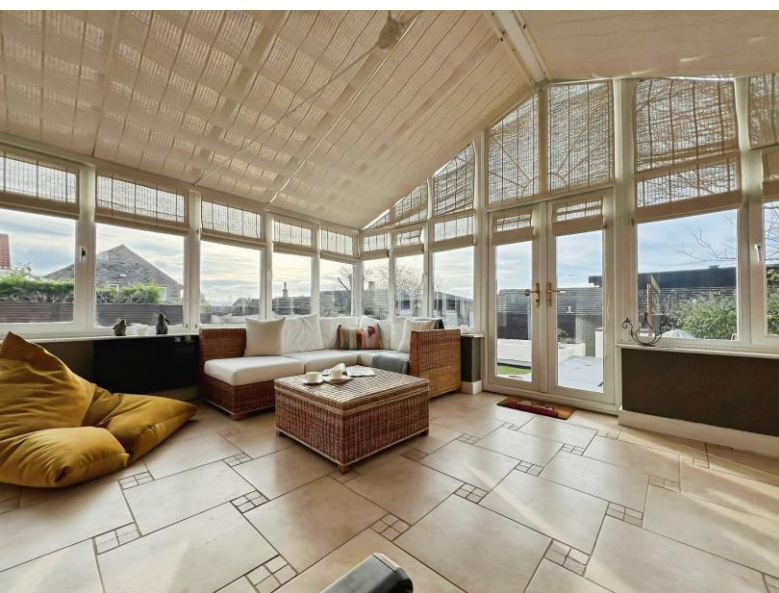
PROPERTY DESCRIPTION: Three welcoming reception rooms offer flexible spaces for relaxation and entertaining. The main living room benefits from large windows and a log burner, creating a cosy environment. The dining room includes French doors that open into the sun room, while the conservatory, complete with heated flooring, offers direct access to the garden.

The thoughtfully designed kitchen features in-frame shaker units, heated flooring, ample natural light and a dedicated dining space.

Four generous double bedrooms provide comfortable accommodation. The master bedroom enjoys an en-suite with rain shower, heated towel rail, and a well-appointed dressing area. Additional bedrooms include built-in wardrobes and open views. The family bathroom is equipped with a free-standing tub, shower unit, and heated towel rail.

Plantation shutters are installed throughout the house, lending a sophisticated touch. Outdoors, a west-facing garden presents an ideal setting for al fresco entertaining, boasting a garden office, pizza oven, sunken seating area, and lawn area..

Positioned close to local amenities, green spaces, walking routes, and public transport links, this exceptional property offers the best of family living in a sought-after location. Arrange a viewing to experience the features and setting this home provides.



Living Room:

17'07" x 11'02" - 5.36m x 3.40m

Dining Room:

12'09" x 9'00" - 3.89m x 2.74m

Kitchen:

12'05" (max) x 24'07" (max) - 3.78m x 7.49m

Conservatory:

15'05" x 17'02" - 4.70m x 5.23m

W.C.

Bedroom One:

17'10" (max) x 15'00" (max) - 5.44m x 4.57m

En-suite:

7'04" x 6'05" - 2.24m x 1.96m

Bedroom Two:

16'03" x 10'10" - 4.95m x 3.30m

Bedroom Three:

15'05" x 10'10" - 4.70m x 3.30m

Bedroom Four:

12'05" x 8'11" - 3.78m x 2.72m

Bathroom:

6'02" x 8'09" - 1.88m x 2.67m

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Biomass Wood Pellet Boiler and Tank & Underfloor

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double 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.

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: F

EPC RATING: TBC

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**ROOK
MATTHEWS
SAYER**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

EPC RATING: TBC

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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.