



Edmund Road | Holystone | NE27 0HF

**£300,000**

We are privileged to offer for sale this highly desirable, immaculate and simply stunning detached home nestled in a cul de sac on the favoured Edmund Road in Holystone. The property itself boasts generous family accommodation greatly enhanced by current owners. Step inside and immediately the welcoming hallway leads to a front multi-functional reception room currently used as a home office. A gorgeous lounge to the rear with stylish deco and French doors leads to the well kept good sized garden creating a seamless indoor - outdoor flow. The beautiful breakfasting kitchen comes complete with a range of appliances and offers a practical area for family meals and entertaining while a convenient ground floor W.C. adds practicality. Upstairs the property continues to impress with three well proportioned bedrooms master with a en suite and French doors opening to a lovely balcony flooding the room with natural light. The contemporary family bathroom ensures convenience and comfort for all. Well-kept landscaped gardens to front and rear just waiting to be enjoyed plus driveway leading to integral garage. Located within easy reach to highly regarded schools, A19, Silver Link retail park and Newcastle city Centre, this superb home is an opportunity not to be missed

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**Stunning Detached Family Home**

**Cul – De – Sac Position**

**Beautifully Appointed and Decorated**

**Three Generous Bedrooms**

**Two Reception Rooms**

**En – Suite and Ground Floor w.c.**

**Attractive Good Sized**

**Garage and Driveway**

**For any more information regarding the property please contact us today**

**ENTRANCE HALLWAY:** Welcoming hallway with turned staircase to the first floor, radiator.

**DOWNSTAIRS CLOAKS/W.C.:** Good sized with washbasin, low level w.c., part tiled walls and radiator,

**LOUNGE:** (rear): 14'9 x 10'3 (4.50m x 3.12m), Beautifully decorated with French doors to the gorgeous landscaped rear garden, radiator, cornice to ceiling.

**DINING ROOM:** (front): 10'2 x 8'8, (3.10m x 2.64m), A versatile room currently used as a home office, with a large window to the front and radiator.

**KITCHEN:** (rear): 13'4 x 6'10, (4.06m x 2.08m), Fabulous fitted kitchen, incorporating a range of sleek and stylish base, wall and drawer units with under unit lighting. Integrated electric oven, hob, cooker hood, dishwasher and fridge freezer, Spotlights to ceiling, modern flooring, double glazed window and door to the rear.

**FIRST FLOOR LANDING AREA:** double glazed window, loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes, storage cupboard and radiator.

**BEDROOM ONE:** (front) 11'5 plus wardrobes x 10'4 (3.48m plus wardrobes x 3.15m) Fitted wardrobes with mirrored fronts, Double glazed French doors to Juliet balcony, radiator, door to;

**ENSUITE SHOWER ROOM:** (front) White pedestal hand wash basin, low level W.C., step in shower cubicle with electric shower. Tiled walls and floor, double glazed frosted window to front.

**BEDROOM TWO:** (rear) 11'7 x 9'8 (3.53m x 2.95m) Double glazed window to rear, double radiator,

**BEDROOM THREE:** (rear) 9'8 x 8'8 (2.95m x 2.64m) Double glazed window to the rear, radiator.

**FAMILY BATHROOM:** Gorgeous, upgraded fitted bathroom, comprising of, bath with mains shower over and glass screen, pedestal wash hand basin, low level w.c Fully tiled walls and floor, chrome ladder radiator, double glazed window to the rear.

**EXTERNALLY:** A landscaped and stunning, north west facing rear garden, mainly lawned with beautiful paved patio and decked with wood pergola. The garage to the front has an up and over door, power and lighting, double width driveway/ Block paved and lawned area.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

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. -

### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

### RISKS

Known safety risks at property (asbestos etc...): 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

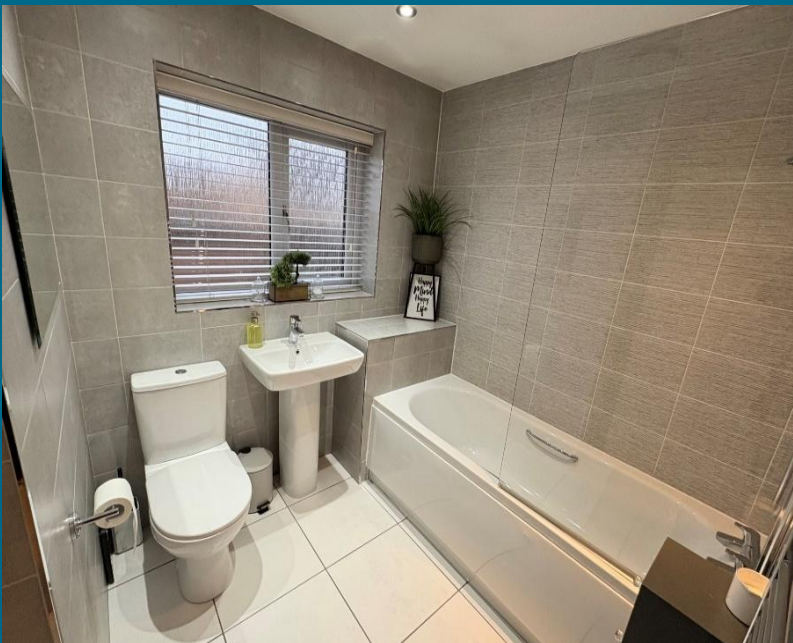
### TENURE

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:C

### EPC RATING: B

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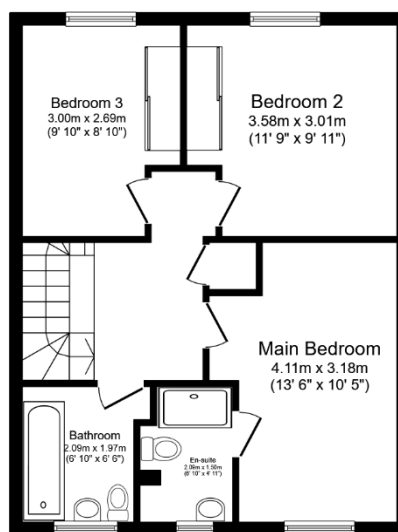
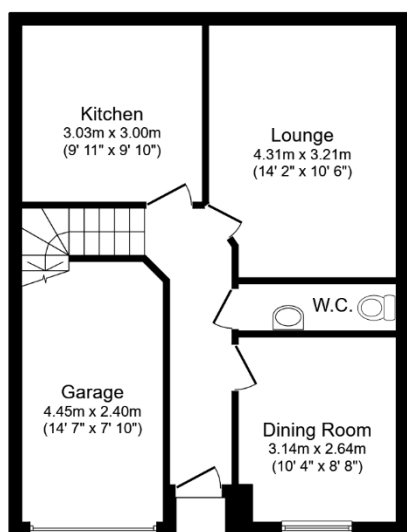


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Total floor area: 106.0 sq.m. (1,141 sq.ft.)

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.io

Score	Energy rating	Current	Potential
92+	A		94 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 relation to this property.

**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.



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