



81 Rowchester Way

Holystone, Newcastle Upon Tyne, NE27 0JA

**** STUNNING DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS & TWO EN-SUITES ****

**** SUPERB MODERN KITCHEN/DINING/FAMILY ROOM ** UTILITY ROOM & DOWNSTAIRS WC ****

**** GARAGE & OFF STREET PARKING FOR TWO VEHICLES ** LOVELY OUTLOOK TO FRONT ****

**** GOOD SIZE REAR GARDEN ** FREEHOLD ** COUNCIL TAX BAND E ** ENERGY RATING B ****

Offers Over £435,000



- Detached House - Four Double Bedrooms
- Downstairs WC & Utility Room

Freehold Hallway

Composite entrance door with double glazed window to the side, stairs to the first floor landing, cloaks cupboard, wood effect flooring, radiator.

WC

5'2" x 4'2" (1.58 x 1.29)

Double glazed window, WC and wash hand basin, part tiled walls, radiator.

Lounge

15'5" + bay x 12'5" (4.71 + bay x 3.80)

Double glazed bay window, radiator.

Kitchen/Dining Area

23'5" x 9'10" (7.14 x 3.02)

Fitted with a modern range of wall and base units with contrasting work surfaces over and central island, integrated oven and hob with extractor hood over, sink unit, integrated fridge, freezer and dishwasher. Double glazed window, wood effect flooring, cupboard, double glazed French doors leading out to the rear garden, radiator. Open plan to sitting area.

Sitting Area

12'10" x 9'0" (3.93 x 2.76)

Double glazed French doors, wood effect flooring, radiator.

Utility Room

5'8" x 5'1" (1.74 x 1.56)

Plumbed for washing machine with work surface over, radiator and access door to the garage.

Landing

Spacious landing area with full length

- En-suite Bathroom To Master & En-Suite To Bedroom Two
- Garage & Parking For Two Vehicles

• Council Tax Band E
picture window, access to the loft which has pull down ladders and is part boarded for storage, cupboard and radiator.

Bedroom 1

12'5" x 10'4" + bay (3.80 x 3.17 + bay)

Double glazed bay window, fitted wardrobes, radiator.

En-Suite Bathroom

12'7" x 6'2" (3.86 x 1.90)

Fitted with a four piece suite comprising; double shower cubicle, twin sinks, bath and WC. Double glazed window, part tiled walls, tile effect flooring, radiator.

Bedroom 2

13'3" x 11'1" (4.06 x 3.40)

Double glazed window, radiator.

En-Suite Shower/WC

7'9" x 4'6" (2.37 x 1.38)

Shower cubicle, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

Bedroom 3

12'9" x 9'7" (3.89 x 2.94)

Double glazed window, radiator.

Bedroom 4

13'5" x 8'8" (4.09 x 2.65)

Double glazed window, cupboard, radiator.

Family Bathroom

7'2" x 6'1" (2.19 x 1.87)

Comprising; bath, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

- Superb Kitchen/Dining/Family Room
- Stunning Family Home

Energy Rating B Garage & Parking

16'8" x 8'4" (5.09 x 2.55)

The garage has an up and over door, lighting and direct access into the property. There is also space for off street parking to the front for two vehicles.

External

There is a garden to the front which is laid to lawn. The rear garden has lawn, decking a paved patio and a fenced perimeter.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

EE-Good outdoor

O2-Good outdoor

Three-UK-Good outdoor

Vodafone-Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

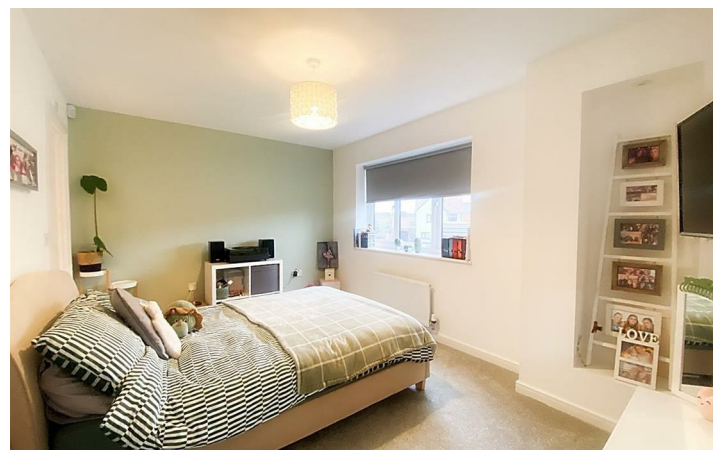
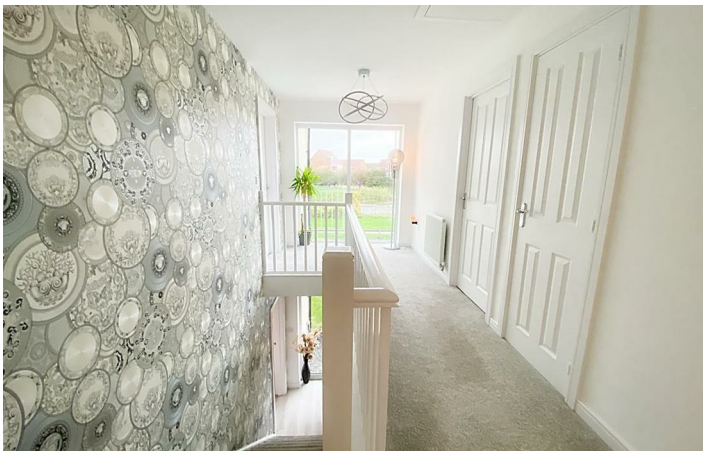
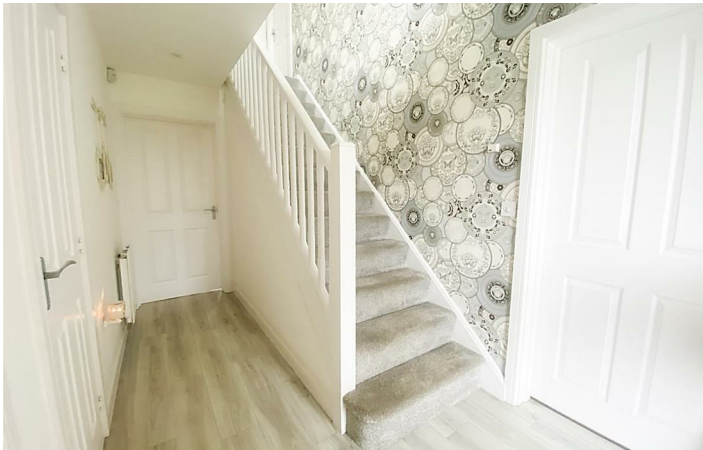
Surface water: Low.

CONSTRUCTION:

Traditional

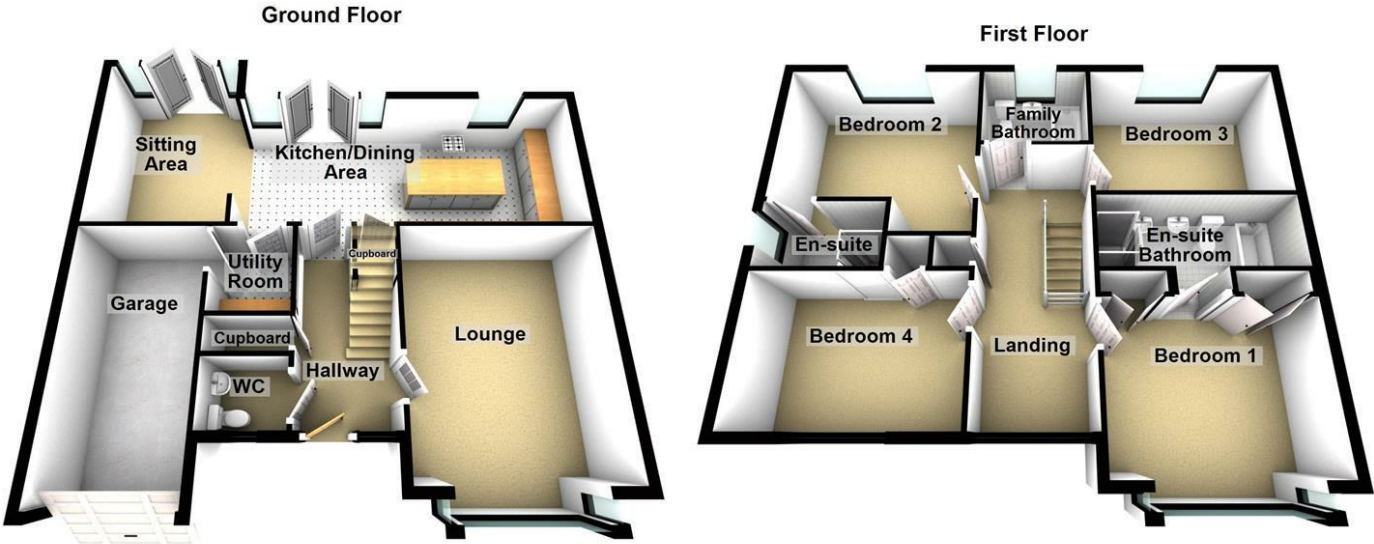
This information must be confirmed via your surveyor and legal representative.







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		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	