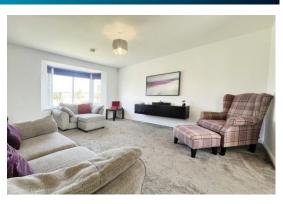


Stone View Holystone

- Detached
- Spacious Living
- Four Bedrooms
- Two Bathrooms
- West Facing Garden

£ 350,000







Stone View

Holystone

PROPERTY DESCRIPTION

Presenting for sale this remarkable detached property, neutrally decorated and ready to become your perfect family home. The residence boasts four generously proportioned double bedrooms, two bathrooms, two reception rooms, and a contemporary kitchen.

The master bedroom is a spacious retreat with an en-suite, creating a private sanctuary for the homeowners. The other three bedrooms are equally spacious, with one offering the flexibility to be used as per your needs.

The property offers two well-appointed reception rooms. The first is embellished with large windows, including a bay window, flooding the room with natural light, and offering an abundance of space. The second reception room is tailored for a home office, providing an excellent workspace for those who work from home.

The open-plan 26ft kitchen, equipped with modern appliances and a dining space, is the heart of the home. It also provides direct access into the garden, allowing for a seamless indoor-outdoor entertainment flow.

The bathrooms are well-maintained, with one featuring a heated towel rail for added comfort.

The property's unique features include a garage for secure off-street parking and a garden, offering an open space for relaxation and family fun.

The location is highly desirable, with convenient public transport links, amenities, and good schools in close proximity. It also benefits from being in a quiet area, ideal for families looking for peace and tranquillity.

This property blends practicality and style, making it perfect for families seeking an elegant and inviting home.

Living Room: 17'07" (into bay) x 12'08" - $5.36m \times 3.86m$

Dining Kitchen: 9'03" x 26'06" - 2.82m x 8.08m

Home Office / Dining Room - 10'06" x 6'11" - 3.20m x 2.11m

W.C.

Bedroom One: 12'04" x 12'09" - 3.76m x 3.89m

En-suite: 5'04" x 6'07" - 1.62m x 2.00m

Bedroom Two: 13'10" x 10'03" - 4.22m x 3.12m Bedroom Three: 12'10" x 9'00" - 3.91m x 2.74m Bedroom Four: 11'04" x 10'01" - 3.45m x 3.07m Bathroom: 6'03" x 6'11" - 1.91m x 2.11m

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS GAS Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO Parking: GARAGE & DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: D
EPC RATING: B

FH00008746.SD.SD.30/7/24.V.1









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

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.

16 Branches across the North-East

