



Highcroft

HORSLEY, NE15 0PD

ROOK
MATTHEWS
SAYER

Fine LIVING

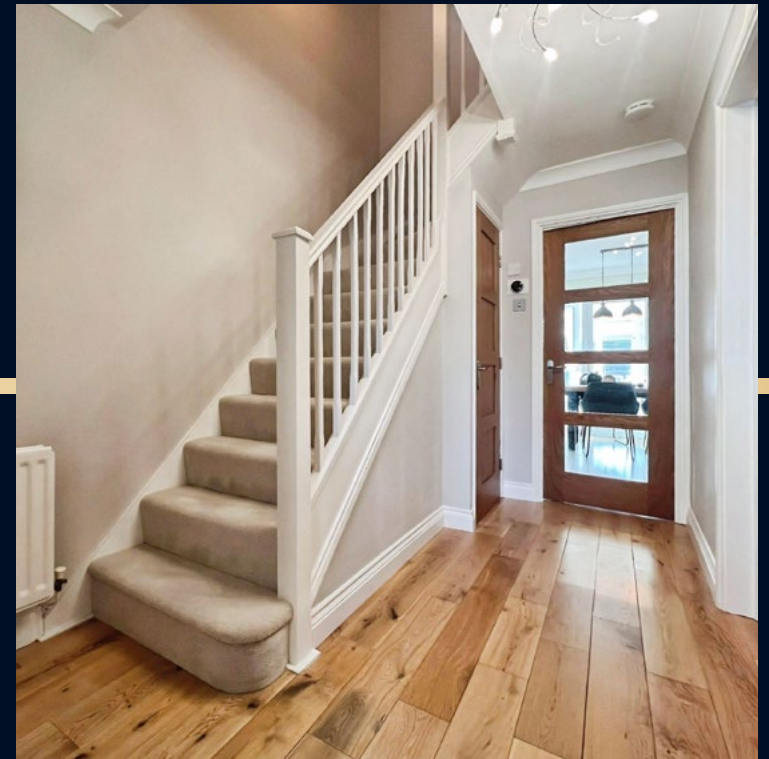


4 BEDROOMS
2 BATHROOMS
3 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£550,000

Immaculate detached property

Presenting this immaculate detached four-bedroom house, ideally located on a quiet cul-desac 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. 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.



Cosy, welcoming living room

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.



Thoughtfully designed kitchen

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





Dining room & conservatory

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.



Stunning master bedroom

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.



Spacious bedrooms & bathroom

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.

West-facing garden

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..



Property Description

GROUND FLOOR

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.

FIRST FLOOR

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: E

P00007511.SD.SD.06/11/2025.V1

Floor Plans



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



For more information please contact our branch today via:
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