



# Highcroft

HORSLEY, NE15 0PD

**RMS** | Rook  
Matthews  
Sayer  
INCORPORATING  
*Fine* LIVING

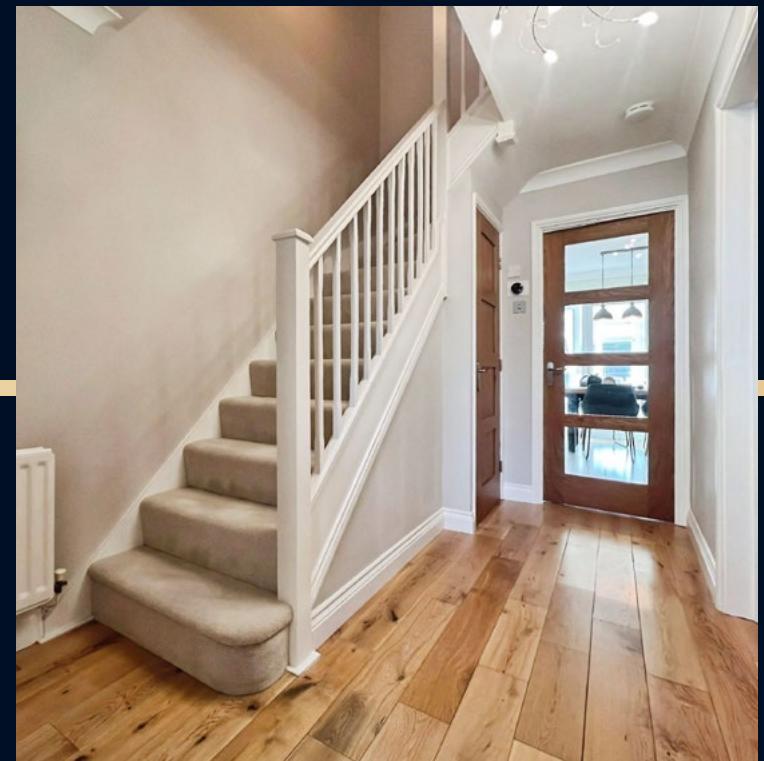


## *Immaculate detached property*

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. 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.

4 BEDROOMS  
2 BATHROOMS  
3 RECEPTION ROOMS

AVAILABLE FOR SALE AT  
**£550,000**





## *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*

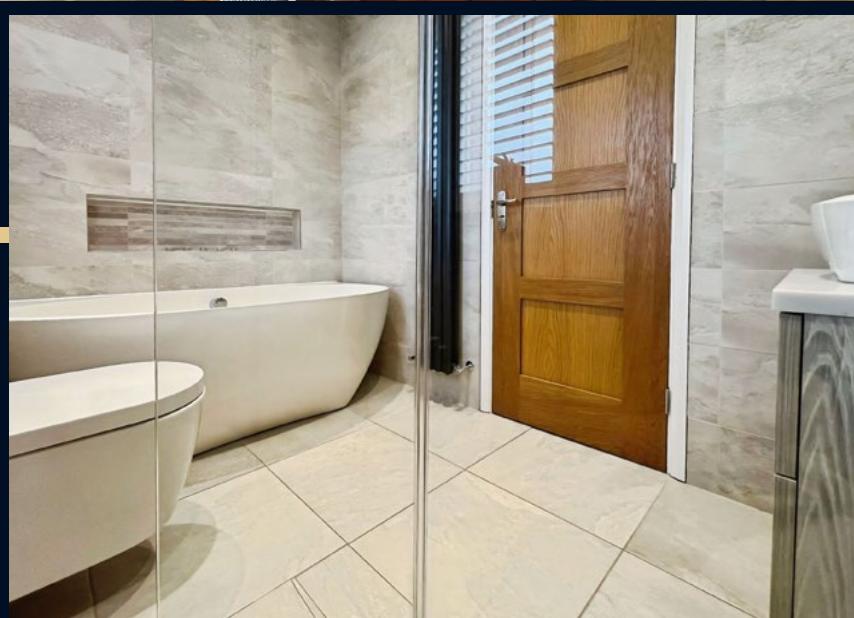
The dining room includes French doors that open into the sun room, while the conservatory, complete with heated flooring, offers direct access to the garden.



## *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

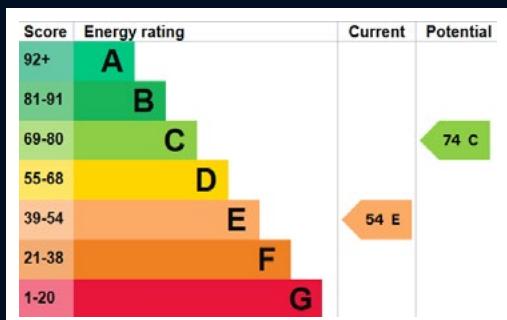
# *Floor Plans*



GROUND FLOOR



FIRST FLOOR



The Property  
Ombudsman

For more information please contact our branch today via:  
T: 01661 860228 [ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

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