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- **Stunning Detached Home**
- **Extended Property**
- **Semi-Rural Location**
- **Viewing Recommended**
- **Video Tour Available**
- **Four Bedrooms**
- **Substantial Block Paved Drive**
- **Council Tax Band \*E\***
- **Call For More Information**







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/pvOTPzRbiWY> \*\***

Positioned in a semi-rural location on this delightful residential estate in Holywell, this fantastic, four-bedroom extended home will appeal to the growing family.

Internally the property briefly comprises to the ground floor: - entrance hall with a separate WC, bright and airy lounge with double doors to the fantastic, extended kitchen/family room which boasts two sets of bi-folding doors along with a range of fitted wall and floor units with complementing surfaces, an island and integrated appliances. A handy utility is positioned off the kitchen along with a second WC, and you also have access to storage with a garage door. To the first floor, you are presented with a modern family bathroom WC with a shower over the bath, and four generous bedrooms; bedroom one with from an en-suite facility. As you would expect the house is warmed with gas central heating and has double glazing.

Externally there are well kept gardens to the side and rear, and there is a block paved drive to the front providing off-street parking for multiple cars.

This location offers the perfect balance between convenience and lifestyle. With easy access to the coast and country walks, it's great place for outdoor enthusiasts. A network of connecting road links add to accessibility, especially for commuters or anyone needing to travel around the region. For the growing family, the property is well-positioned for access to schools.

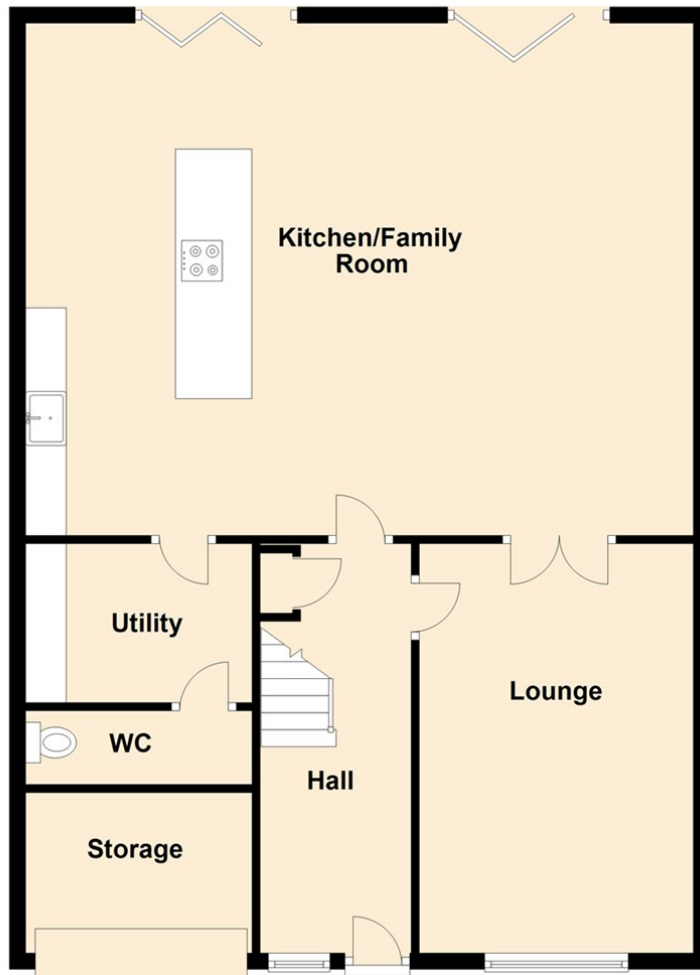
Early viewings of this outstanding home are an absolute must. To book yours or for more information please call our sales team on 0191 257 2000.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*E\*.

## Ground Floor



Lounge 16'6" x 11'1" (5.05 x 3.38)

Kitchen/Family Room 20'8" x 27'0" (6.32 x 8.24)


Utility 6'5" x 9'1" (1.96 x 2.79)

Bedroom One 12'4" x 11'1" (3.76 x 3.40)

Bedroom Two 10'11" x 10'8" (3.35 x 3.26)

Bedroom Three 8'6" x 9'2" (2.61 x 2.81)

Bedroom Four 8'9" x 9'7" (2.67 x 2.94)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

