

SIGNATURE

NORTH EAST

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 Holly Court, Newcastle Upon Tyne NE12 5AN

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Offers Over £390,000

Welcome to the market, a stunning property located on the outskirts of Camperdown, nestled within a private cul-de-sac. This charming 4-bedroom detached home boasts beautifully presented, generously sized rooms throughout, making it an ideal residence for families seeking both comfort and convenience. Its great location ensures proximity to excellent restaurants, schools, and amenities, presenting a wonderful opportunity for families looking for their dream home.

Step into the welcoming hallway, the gateway to this exceptional residence. The large living room, adorned with a bay window, offers ample space for your desired furnishings, providing a perfect setting for relaxation and entertainment. The adjacent open-plan kitchen dining room features elegant bifold doors leading to the rear garden, creating a seamless indoor-outdoor flow. The recently installed kitchen boasts attractive wall and base units, complemented by sleek countertops and integrated appliances, ensuring both style and functionality. A versatile study, utility room, and W.C. complete the ground floor, catering to a variety of needs.

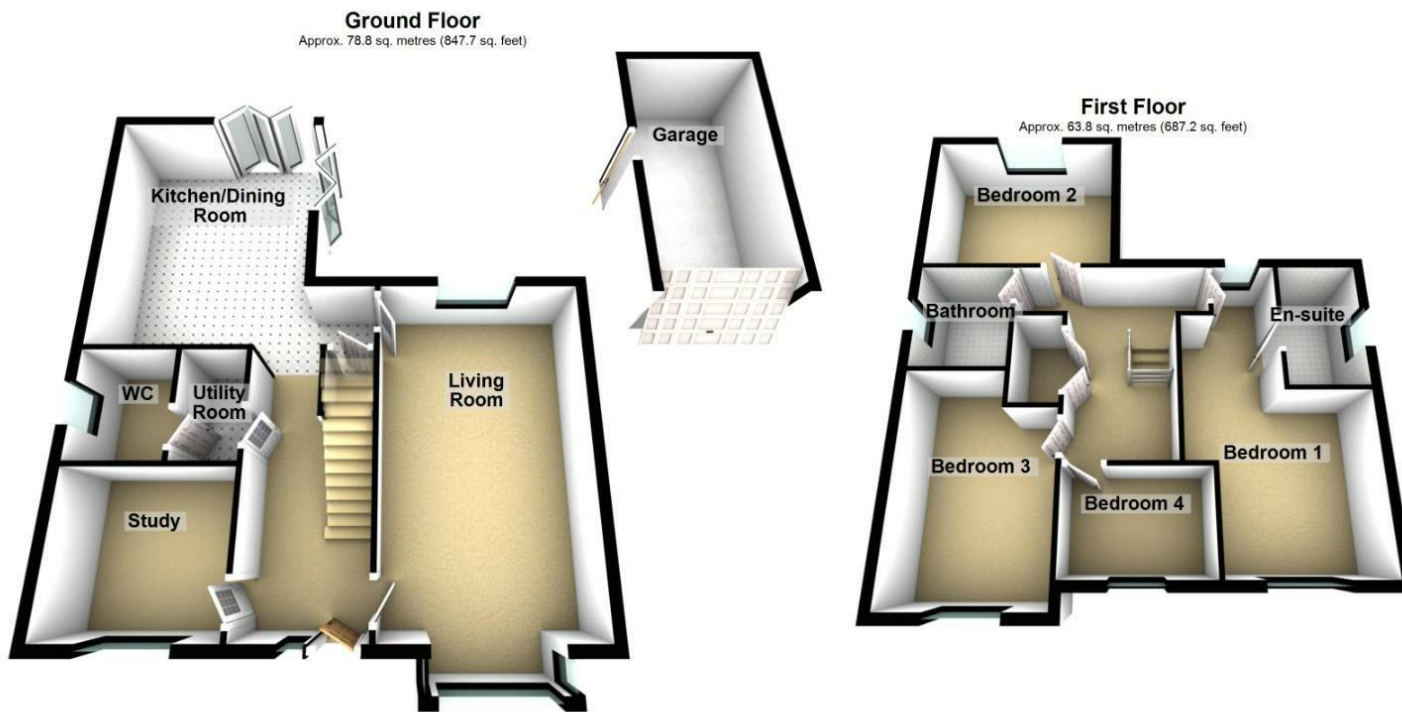
Ascending to the first floor, you're greeted by four generously sized bedrooms, three of which easily accommodate double beds and additional furnishings. The master bedroom boasts its own ensuite with a walk-in shower, hand basin, and W.C., providing a luxurious retreat. The fourth bedroom offers versatility, suitable for use as an office or dressing room. A well-appointed bathroom with a bathtub, shower, hand basin, and W.C. caters to the needs of the household.

Externally, this property offers a generous south facing back garden with an artificial lawn and a delightful patio area, perfect for outdoor relaxation and entertaining. Off-street parking is available for three cars via a detached garage and driveway, providing convenience and security. Access to the garage from the garden enhances practicality, making this residence truly exceptional.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Ground Floor
Approx. 78.8 sq. metres (847.7 sq. feet)

First Floor
Approx. 63.8 sq. metres (687.2 sq. feet)

Total area: approx. 142.6 sq. metres (1534.8 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
19'3" x 11'5"

Kitchen / Dining Room
15'6" x 12'4"

Study
9'4" x 8'7"

Utility Room
6'3" x 3'8"

WC
6'3" x 5'4"

Bedroom One
19'3" x 11'5"

En Suite
8'1" x 4'11"

Bedroom Two
12'4" x 9'10"

Bedroom Three
13'6" x 9'4"

Bedroom Four
8'9" x 6'2"

Bathroom
6'11" x 6'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	





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