

SIGNATURE

NORTH EAST

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 Edmund Road, Newcastle Upon Tyne NE27 0HF

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Offers Over £375,000

Signature North East welcomes to the market this stunning detached house located on Edmund Road in the charming area of Holystone, Newcastle Upon Tyne. This beautiful new build has only had one owner and is situated in a desirable location, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a convenient yet peaceful place to call home. Major road networks are just minutes away, ensuring you can quickly reach your destination.

As you step into the ample hallway, you access the living room, a bright and spacious area perfect for your desired furniture. The large bow window and a smaller window let natural light flood the space. Next, enter the open-plan kitchen/dining area. The kitchen offers a plethora of wall and base units for all your storage needs and meal prep. Adjacent to the kitchen, the dining area provides the ideal setting for family and friend gatherings. The space is completed with a set of French doors that invite the outdoors in and flood the room with natural light. The ground floor is completed with a utility room with an external door to the back garden and a WC.

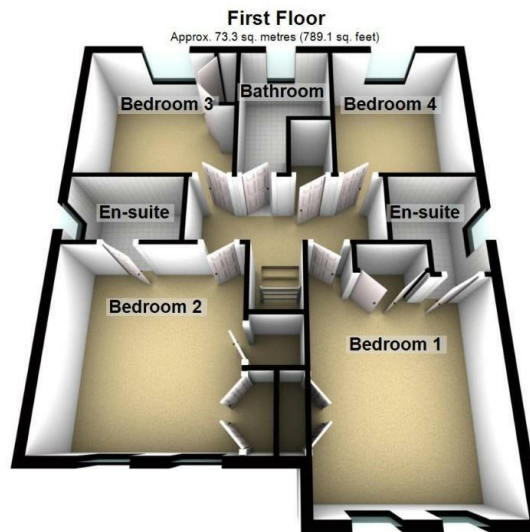
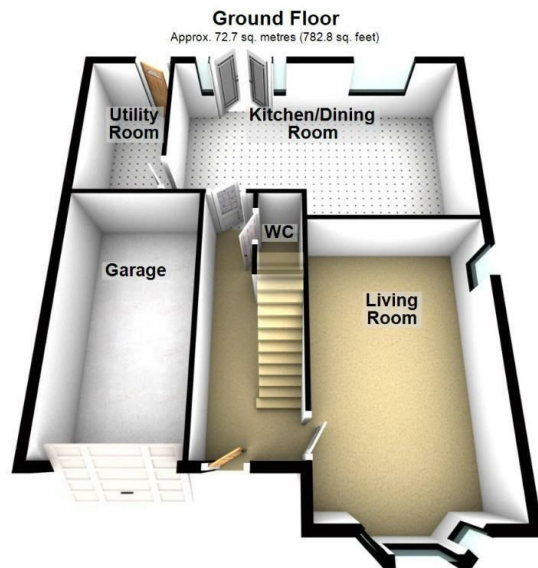
On the first floor, you will find four generous double bedrooms, three of which include fitted wardrobes. The master bedroom is completed with his and hers wardrobes and an en-suite offering a walk-in shower, hand basin, and WC. Bedroom two also offers an en-suite with a walk-in shower, hand basin, and WC. This floor is completed with a family bathroom, which offers a bathtub, hand basin, and WC.

Outside, this property offers a private back garden with no neighbouring overlooks, featuring a patio area for your outdoor furniture and a lush grass area. For your parking convenience, the property is conveniently located at the end of the road, offering an additional parking spot in addition to the double drive and single garage.

Don't miss the opportunity. Give Signature North East a call and book your viewing.



PROPERTY FLOORPLAN



Total area: approx. 146.0 sq. metres (1571.9 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
17'11" x 11'2"

Kitchen / Dining Room
20'8" x 12'8"

Utility Room
10'8" x 5'8"

WC
5'5" x 2'10"

Bedroom one
15'0" x 11'2"

En Suite
6'8" x 5'10"

Bedroom Two
12'5" x 11'7"

En Suite
7'4" x 4'6"

Bedroom Three
10'9" x 10'7"

Bedroom Four
10'7" x 9'1"

Bathroom
10'7" x 6'4"

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 84 | |
| (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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