


SIGNATURE

NORTH EAST

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 Rowchester Way, Newcastle Upon Tyne NE27 0JA

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Asking Price
£395,000

Signature North East presents this stunning 4-bedroom detached property in the sought-after area of Holystone, Newcastle Upon Tyne. Ideally located, it offers excellent transport links with easy access to the A19 and A1, and the Northumberland Park Metro Station, connecting you to the wider Tyneside area. Families will appreciate the reputable local schools, while Silverlink Shopping Park is just a short drive or Metro ride away, offering a variety of retail, dining, and entertainment options.

As you enter the property, you are greeted by a welcoming central hallway, with convenient access to a W.C. The first step leads you to a large, bright living room, accessed through elegant double doors, with ample space for your desired furnishings. A large window and patio doors fill the room with natural light, creating a bright and inviting atmosphere. The ground floor boasts an open-plan layout, seamlessly connecting the dining room, kitchen, and family room. The dining room, also accessible via double doors, can accommodate a large dining table, while the kitchen is fitted with attractive wall and base units, complemented by sleek countertops and integrated appliances, including an oven, hob, fridge freezer, dishwasher, and washing machine. Adjacent to the kitchen is a spacious family room, with double patio doors leading to the rear garden, offering a perfect space for family living.

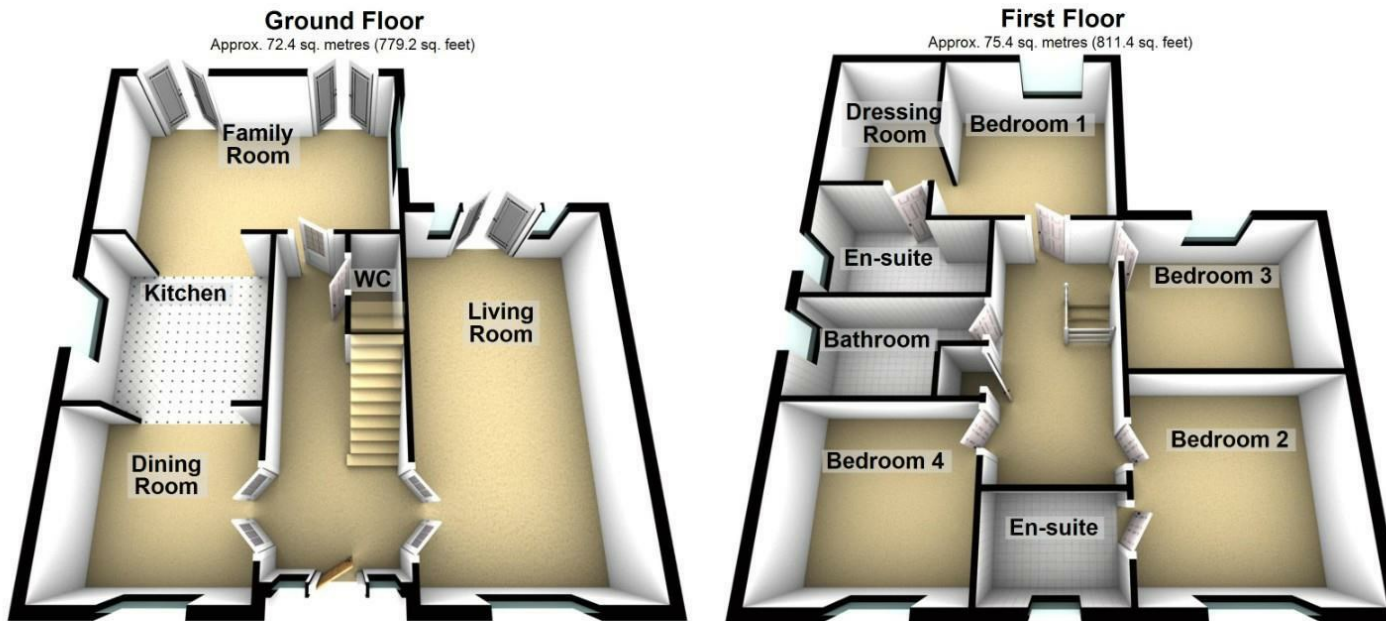
The first floor hosts four generously sized bedrooms, each easily accommodating a double bed and additional furnishings. The master bedroom boasts a glamorous dressing area and a stylish en-suite, while the second bedroom also features a well-appointed en-suite. Completing this floor is a modern family bathroom, equipped with a bathtub, separate shower, hand basin, and W.C.

Externally, the property features a large, private garden laid with lawn and a patio area, ideal for outdoor furniture. The garden benefits from not being overlooked, ensuring privacy for the occupants. Additionally, the property includes a double driveway and a detached garage, offering ample parking and storage solutions.



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

PROPERTY FLOORPLAN



Total area: approx. 147.8 sq. metres (1590.6 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
20'8" x 11'4"

Family Room
17'8" x 11'3"

Kitchen
10'3" x 9'8"

Dining Room
10'3" x 9'2"

WC
5'9" x 2'9"

Bedroom One
11'6" x 10'9"

Dressing Room
9'1" x 6'6"

En Suite
10'2" x 6'11"

Bedroom Two
11'6" x 11'4"

En Suite
7'1" x 5'0"

Bedroom Three
11'6" x 8'11"

Bedroom Four
10'3" x 9'5"

Bathroom
10'3" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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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