

# SIGNATURE

## NORTH EAST

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 Pedlars Close, Newcastle Upon Tyne NE27 0NY



# Pedlars Close, Newcastle Upon Tyne NE27 0NY

**Asking Price**  
**£285,000**

Signature North East is delighted to welcome to the market this three-bedroom detached home, ideally positioned on a quiet cul-de-sac in Holystone. Enjoying a larger plot as a corner house, this property is perfectly suited to family living. The location is highly desirable, with excellent transport links providing easy access to Newcastle City Centre, the coast, and neighbouring towns via the A19. Cobalt Business Park, Silverlink Retail Park, and Rising Sun Country Park are all within close reach, while a wealth of cafés, shops, leisure facilities, and reputable schools further enhance the appeal of the area.

Upon entry, you are welcomed into a central hallway, which also provides access to a convenient ground floor W.C. The first step takes you into the spacious kitchen/diner, fitted with a range of attractive wall and base units complemented by sleek worktops and integrated appliances, including an oven, gas hob, fridge/freezer, washing machine, and dishwasher. This versatile space easily accommodates a dining table, making it ideal for family meals and entertaining. To the rear, a generously sized living room offers ample space for desired furnishings, with large windows and French doors flooding the room with natural light and leading out to the garden.

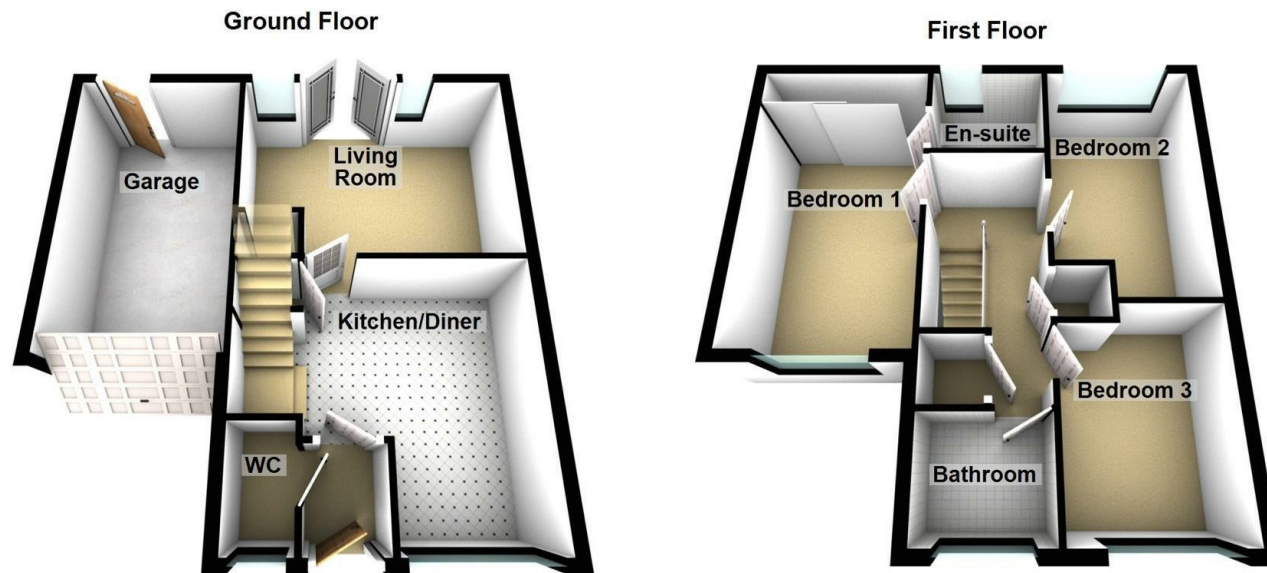
To the first floor, you will find three bedrooms, each able to comfortably accommodate a double bed and additional furnishings. The main bedroom boasts sliding door wardrobes and a private en-suite complete with shower, W.C., and hand basin. Completing this level is a family bathroom, fitted with a bathtub, hand basin, and W.C.

Externally, this home benefits from generous outdoor space, with both front and rear gardens laid to lawn. The rear garden enjoys excellent privacy and features a patio area, perfect for outdoor furniture and entertaining, while also offering access to the garage. A driveway to the front provides off-street parking for multiple vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 95.7 sq. metres (1029.7 sq. feet)

## Measurements:

Living Room  
10'11" x 14'8"

Kitchen/Diner  
13'7" x 11'3"

WC  
5'6" x 3'1"

Bedroom One  
14'1" x 9'4"

En Suite  
3'10" x 3'8"

Bedroom Two  
13'11" x 8'1"

Bedroom Three  
10'9" x 8'1"

Bathroom  
5'7" x 6'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</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		









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