

SIGNATURE

NORTH EAST

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Pedlars Close, Newcastle Upon Tyne NE27 0NY

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.

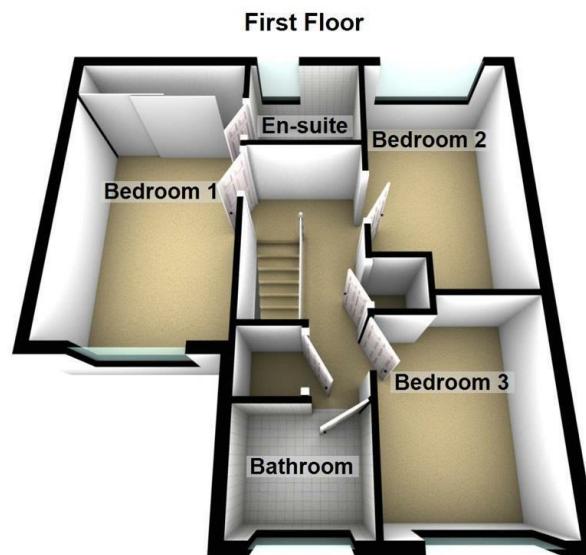
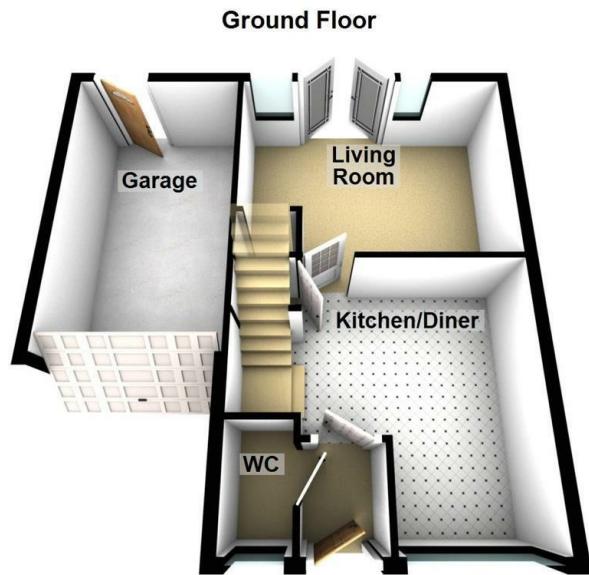
Upon entry, you are welcomed into a central hallway, which also provides access to a convenient ground floor W.C. The first step takes you into the spacious kitchen/diner, fitted with a range of attractive wall and base units complemented by sleek worktops and integrated appliances, including an oven, 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.



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"

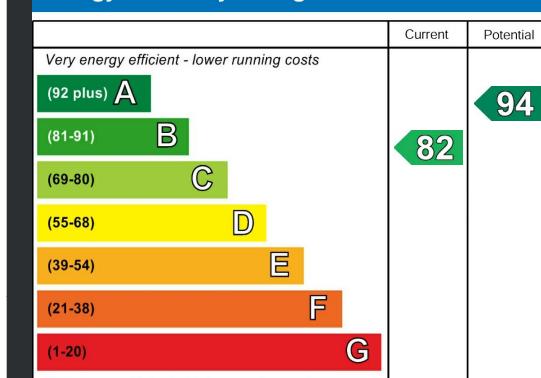
En Suite
3'10" x 3'8"

Bedroom Two
13'11" x 8'1"

Bedroom Three
10'9" x 8'1"

Bathroom
5'7" x 6'3"

Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC





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