


SIGNATURE

NORTH EAST

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 Stone View, Newcastle Upon Tyne NE27 0JB

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£349,950

Signature North East is delighted to present this exquisite four-bedroom home nestled in the highly sought-after Holystone area of Newcastle upon Tyne on Stone View. This property features generously sized rooms throughout and greatly benefits from its fantastic location, boasting excellent and robust transportation links to the city center, close proximity to shops, eateries, schools, and its convenient position right behind the serene Rising Sun Countryside Centre, making it an ideal opportunity for families.

As you enter this welcoming home, a charming entrance hallway greets you and provides access to a convenient W.C., an under-stair storage cupboard, and the principal ground floor rooms. The first area you'll encounter is the spacious living room, bathed in natural light from generously sized windows that create an airy ambiance. This room offers ample space for your preferred furnishings, providing a relaxing retreat. Next, you'll step into the delightful open-plan kitchen/diner, illuminated by the stunning French doors. The sleek base units offer ample storage space, and there's versatile room to accommodate additional furnishings of your choice, making it a fantastic gathering space. Completing the ground floor is a convenient utility room, perfect for extra storage.

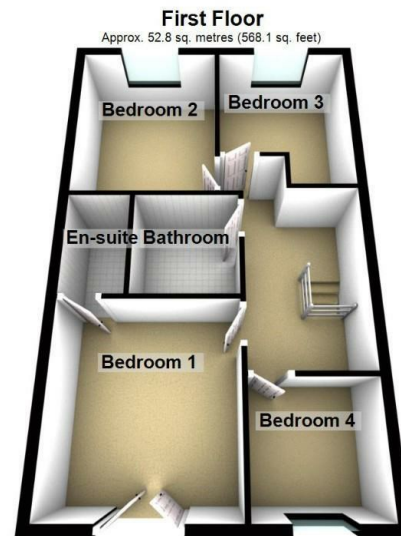
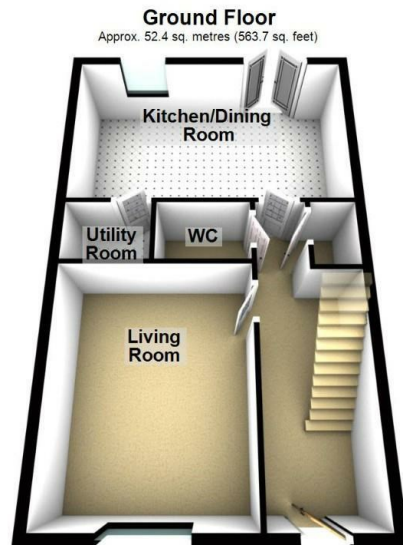
Ascending to the first floor, you'll discover four generously sized bedrooms, each providing ample space for your preferred furnishings. The master bedroom epitomizes stylish living, featuring a Juliette balcony that adds to its charm, along with a delightful ensuite equipped with a walk-in shower, sink, and a W.C. Completing the first floor is the lovely main bathroom, which includes a bath, sink, and a W.C.

Outside, at the rear of the home, you'll find a spacious garden predominantly laid to lawn, accompanied by a sizable paved patio, creating an ideal space for alfresco dining. To the front of the property, there is a generous garden along with a single garage and driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 105.1 sq. metres (1131.8 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
14'8" x 11'9"

Kitchen / Dining Room
18'8" x 10'11"

Utility Room
5'7" x 4'0"

WC
5'11" x 3'11"

Bedroom One
11'10" x 10'9"

En Suite
6'7" x 3'10"

Bedroom Two
11'6" x 9'3"

Bedroom Three
10'7" x 9'3"

Bedroom Four
7'4" x 7'3"

Bathroom
6'7" x 6'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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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