



## 7 Dunsdale Road Holywell, Whitley Bay NE25 0NG

- Beautiful Detached Home
  - Study/Playroom
  - Fitted Kitchen
- Family Bathroom & Ensuite
  - Garden to Rear
- 4 Bedrooms
- Lounge/Diner
- Utility + Cloaks/w.c
- Large Driveway to front
- No Upper chain

**£399,950**





A stunning detached home situated in the ever so desirable Holywell village on Dunsdale Road. Much improved throughout offering excellent sized family accommodation, internal viewing is essential to fully appreciate what the property has to offer. The added advantage of being offered for sale with No Upper Chain.



Briefly comprising on the ground floor is an Entrance Porch, Reception Hallway, Cloakroom/w.c, study/playroom/hobby Room, Lounge/Dining Room with French Doors to the rear, ample space for table and chairs, Fitted Kitchen with a good range of wall & floor units and granite worktops, incorporating induction hob, double electric oven, integrated dishwasher and wine fridge. Utility with space for white goods. To the first floor there is a 24ft Master Bedroom with built in wardrobes, dressing table area and bedside units, En-suite Bathroom, a further 3 Bedrooms (2 of which have wardrobes) Family Bathroom/w.c.



Externally there is a large driveway to front offering parking for multiple vehicles, leading to garage area for storage only. To the rear there is a pleasant garden with lawn, patio, decking and flower beds.



**Porch**

**Hallway**

**Cloakroom/w.c**

**Study/Playroom**

10'10 x 9'4

**Lounge/Dining Room**

21'0 x 20'1

**Kitchen**

12'6 x 15'7

**Utility Room**

**Landing**

**Master Bedroom**

24'2 x 12'6

**Ensuite**

**Bedroom 2**

11'8 x 10'7

**Bedroom 3**

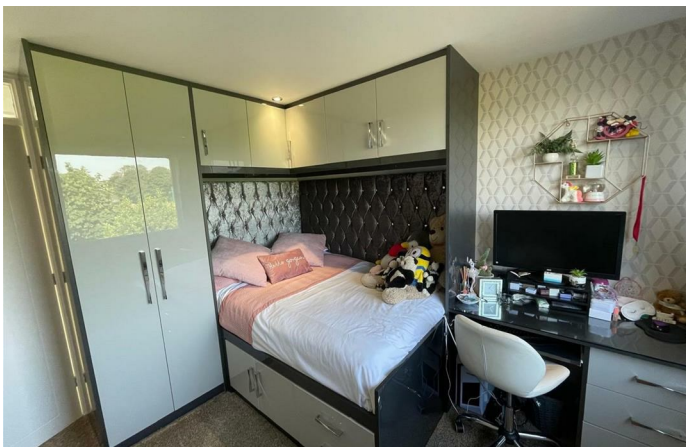
10'5 x 10'1

**Bedroom 4**

10'8 x 8'5

**Family Bathroom**

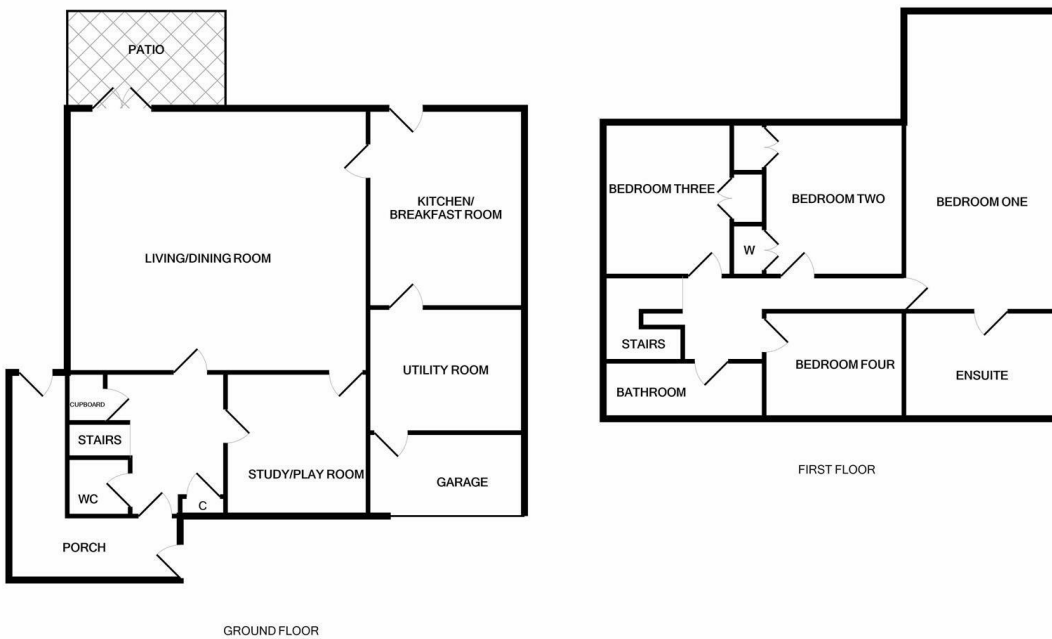




**Local Authority** Northumberland County Council  
**Council Tax Band** E  
**EPC Rating** D  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020

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