



## Dunsdale Road Holywell

Rarely available on the open market, this substantial, extended detached family home offers superb space and versatility. Within the sought after Holywell Village, close to popular local schools, shops, bus routes and also within walking distance to the new Seaton Delaval train station, just two stops from the City Centre. Holywell also has wonderful walks, pubs and dining, just perfect! Light and airy entrance porch, hallway, 31'6 x 11'9 lounge through dining room with French doors out to the garden area, feature fireplace with gas, coal effect fire. Spacious family breakfasting kitchen with integrated appliances, separate utility room, access to both the garden and garage. To the first floor there are five spacious bedrooms, four with fitted storage, modern bathroom with shower. Generous sized rear garden with delightful open views across the cricket field, extensive, block paved driveway with parking for potentially four cars, garage with electric door. The property also benefits from owned solar panels, generating much needed income to the household budget, whilst helping the environment!

# £359,950

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Double Glazed Entrance Door to:

ENTRANCE PORCH: 5'8 x 5'4, (1.73m x 1.62m), tiled floor, double glazed windows, double glazed door to:

ENTRANCE HALLWAY: spacious hallway with stairs up to the first floor, under-stair cupboard, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: vanity sink unit with mixer taps, low level w.c., radiator, tiled floor, half panelled walls, chrome ladder radiator, panelled ceiling, double glazed window

LOUNGE/DINING ROOM: 31'6 x 17'0, (9.63m x 5.18m), widening to 17'8, (5.38m), fabulous, extended lounge and dining room with double glazed picture windows and French doors out to the garden area, attractive feature fireplace, gas, coal effect fire, cornice to ceiling, three radiators, double glazed window to the front, door to:

BREAKFASTING KITCHEN: (rear): 11'9 x 9'8, (3.58m x 2.95m), a homely family breakfasting kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, microwave, gas hob, cooker hood, breakfast bar, spotlights to ceiling, double glazed window, tiled splashbacks, tile effect flooring, radiator, door to:

UTILITY ROOM: 9'5 x 7'2, (2.87m x 2.18m), fitted base units, roll edge worktops, single drainer sink unit with mixer taps, double glazed window, double glazed door out to the garden area, door to garage,

GARAGE: 16'8 x 9'2, (5.08m x 2.79m), electric door, central heating boiler (newly installed) electric points and lighting

FIRST FLOOR LANDING AREA: impressive landing area loft access with pull down ladders, lighting, we understand that the loft is half floored for storage purposes

BEDROOM ONE: (front): 15'1 x 10'9, (4.59m x 3.28m), superb sized principle, bedroom, double storage cupboard, additional single cupboard, radiator, double glazed window

BEDROOM TWO: (rear): 13'4 x 8'8, (4.06m x 2.64m), radiator, double glazed window, large double cupboard

BEDROOM THREE: (rear): 10'1 x 9'2, (3.07m x 2.79m), 11'9 x 9'1, (3.38m x 2.77m), into alcoves, radiator, double glazed window, through to:

BEDROOM FOUR: (front): 10'1 x 9'2, (3.07m x 2.79m), radiator, double glazed window, large storage cupboard





BEDROOM FIVE: (front): 9'0 x 8'0, (2.74m x 2.44m), maximum measurements, storage cupboard, radiator, double glazed window

FAMILY BATHROOM: 8'5 x 5'3, (2.57m x 1.55m), modern bathroom, comprising of, bath with mixer taps, chrome shower, pedestal washbasin, low level w.c. with push button cistern, panelling and spotlights to ceiling, storage cupboard housing hot water tank, fully tiled walls, modern flooring, radiator

EXTERNALLY: extensive, block paved front driveway, with parking for at least four cars potentially, lawned area, garage, side gate providing access through to the rear garden, which is fenced and boasts an open aspect, patio, lawn, feature gravelling

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to Premises
- Mobile Signal Coverage Blackspot: No
- Solar Panels/Owned outright
- Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

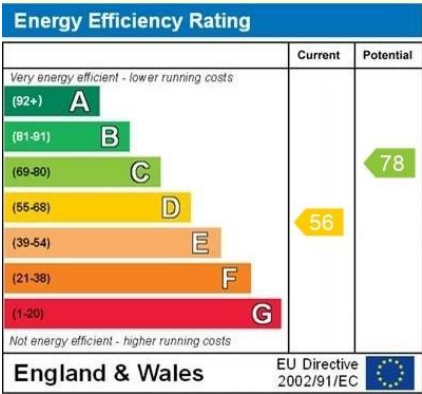
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

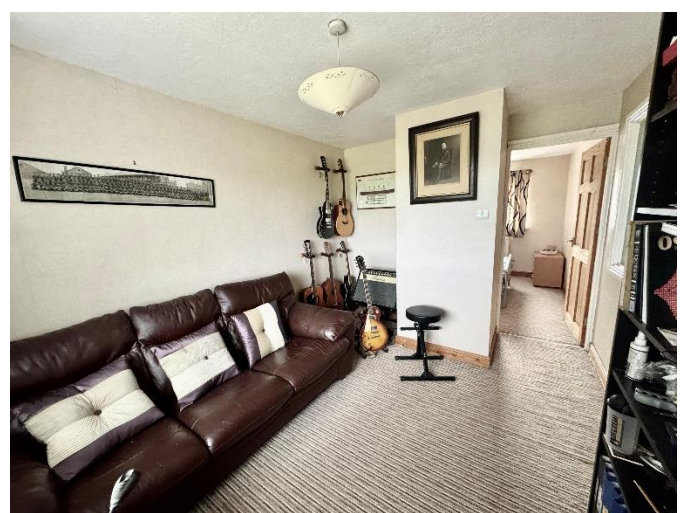
COUNCIL TAX BAND: E

EPC RATING: D

WB2895.AI.DB.31.01.2025 .V.2







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