



Hollinghill Road | Holywell | NE25 0NH

£295,000

An exquisite family home, immaculate and elegant throughout, certainly one of the finest of its type on the open market in this area. Extended and presented to the highest of standards and boasting a superb location within Holywell Village, close to local schools, fabulous walks towards the Dene, local pubs, shops, bus routes and a short drive from the newly operational train station. Impressive entrance porch, light and airy hallway, lounge with large picture window, plinth, exposed brick recess and electric stove fire, doors through to the outstanding, re-fitted dining kitchen, open plan through to the family room addition with French door out to the garden. The kitchen is stylish with ample range of units, breakfast bar, bamboo worktops and integrated appliances, utility room, downstairs cloaks/w.c. Split level landing area, four superb sized bedrooms. The principle bedroom is extended with en-suite contemporary shower and offers absolute luxury and space. Beautiful family bathroom with roll top bath and forest rainfall shower. South facing rear garden, enclosed with patio, lawn and shed, gated access provided through to the front paved driveway, garage.

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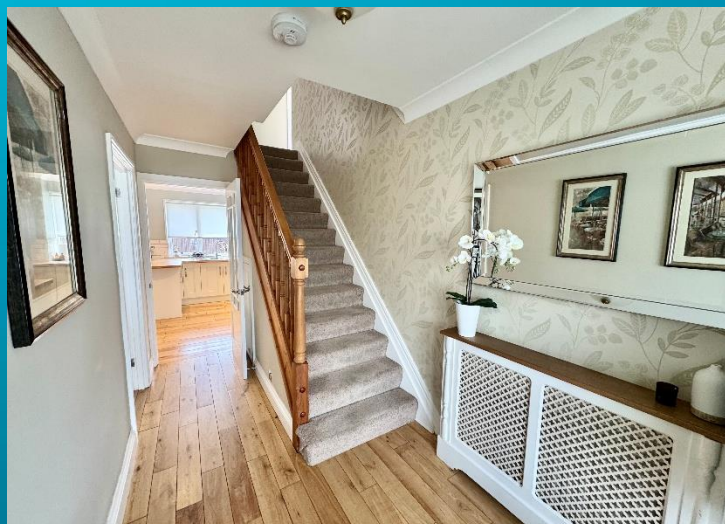
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Double Glazed Entrance Door to:

ENTRANCE PORCH: 6'5 x 5'7, (1.96m x 1.70m), spacious entrance porch with tiled floor, door through to:

ENTRANCE HALLWAY: an impressive hallway with oak flooring, radiator, radiator cover, staircase up to the first floor, cornice to ceiling, door to:

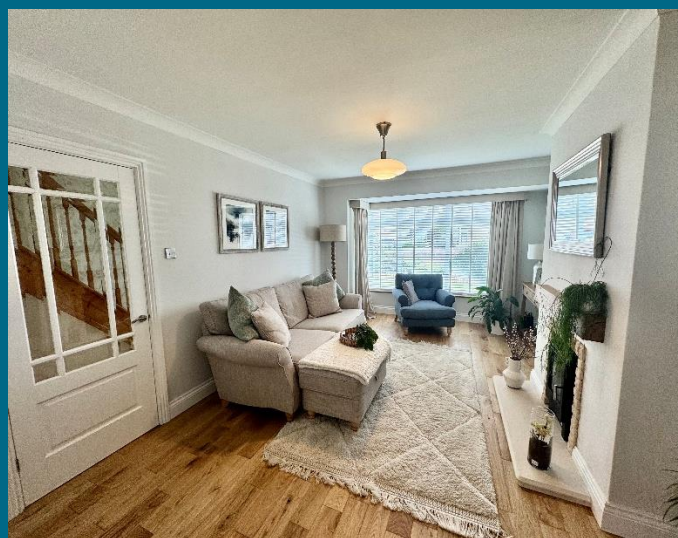
LOUNGE: (front): 16'5 x 11'5, (5.0m x 3.48m), with measurements into alcoves, large, double glazed picture window, feature plinth, exposed brick recess, electric stove fire, radiator, cornice to ceiling, oak floor, double doors through to:

DINING KITCHEN: 23'0 x 10'9, (7.01m x 3.28m), stunning and immaculate, re-designed family dining kitchen. Incorporating a range of stylish base, wall and drawer units, bamboo worktops, oak flooring, breakfast bar, integrated electric oven, gas hob, cooker hood, integrated fridge and freezer, one and a half bowl sink unit with mixer taps, brick effect tiling, double glazed window, double glazed door out to the garden, spotlights to ceiling, radiator, open to:

FAMILY ROOM: (rear): 9'5 x 9'2, (2.87m x 2.79m), gorgeous family room overlooking and opening out to the garden area, spotlights to ceiling, Velux window, oak flooring

UTILITY AREA: plumbed for automatic washing machine, combination boiler, tiled floor, double glazed window, door to:

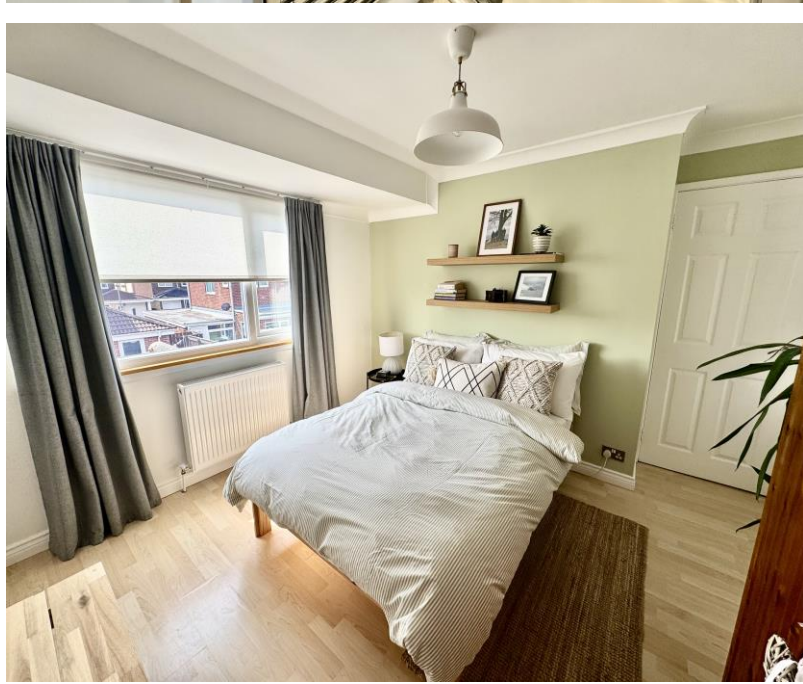
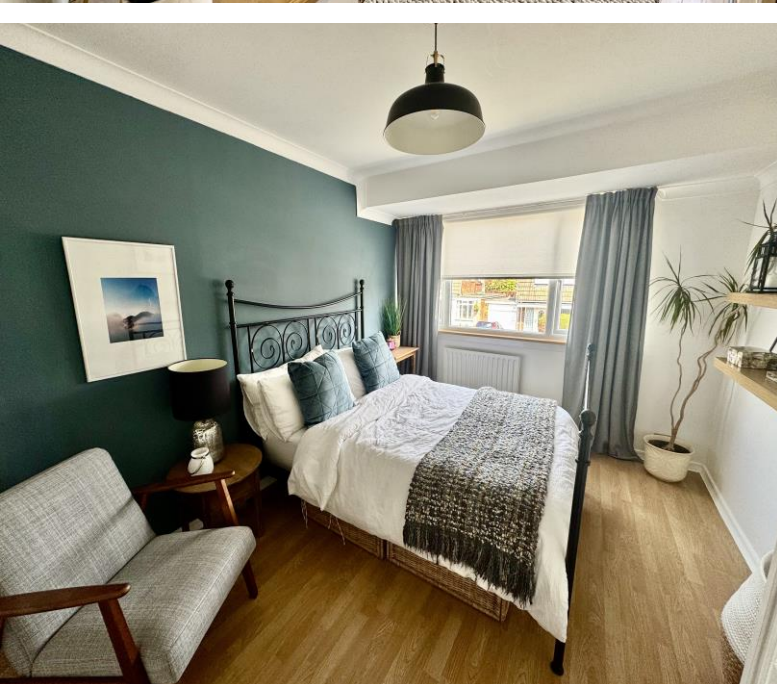
DOWNSTAIRS CLOAKS/WC.: vanity sink unit with mixer taps, low level w.c., tiled floor, tiling to walls, double glazed window, spotlights and panelling to ceiling, extractor fan



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FIRST FLOOR LANDING: light and airy first floor split landing, loft access with pull down ladders, we understand that the loft is fully floored for storage purposes and benefits from lighting and electric point, storage cupboard to landing, door to:

FAMILY BATHROOM: 7'4 x 5'9, (2.24m x 1.75m), gorgeous family bathroom with roll top, freestanding bath, Victorian style mixer taps and shower off, forest rainfall shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls, double glazed window, chrome radiator, spotlights and panelling to ceiling

BEDROOM ONE: (front): 16'3 x 12'5, (4.95m x 3.78m), fabulous principal bedroom, with two double glazed windows, radiator, cornice to ceiling, spotlights, door to:

EN-SUITE SHOWER: contemporary en-suite, showcasing, shower cubicle, chrome shower, brick effect tiling, tiled floor, spotlights and panelling to ceiling

BEDROOM TWO: (front): 14'1 x 9'9, (4.29m x 2.97m), attractive fitted wardrobes with hanging and shelving, cornice to ceiling, radiator, double glazed window

BEDROOM THREE: 11'6 x 9'8, (3.51m x 2.95m), radiator, double glazed window, laminate flooring, cornice to ceiling

BEDROOM FOUR: (rear): 9'1 x 7'7, (2.77m x 2.31m), radiator, double glazed dormer window, dado rail, cornice to ceiling

EXTERNALLY: beautiful, enclosed, South facing rear garden, with patio, lawn, borders, feature gravelling, shed, gated access to shared pathway to the front of the property. Large paved driveway, garage, sensor lights under front canopy

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

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: B

EPC RATING: TBC

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Ground Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AWAITING EPC RATING

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