



Edmund Road | Holystone | NE27 0HF

£495,000

Rook Matthews Sayer are proud to welcome this stunningly presented detached family home to the sales market. This five-bedroom home boasts spacious living, new kitchen with feature central island, and a private landscaped garden to the area, complete with astro turf and hot tub with pergola. Located on Edmund Road, Holystone, this 'turnkey' move in ready home is a short stroll to local shops and restaurants, local schooling and the A19 for commuters.

Briefly comprising of entrance hallway with stairs leading to the first floor, W.C. and access into the principal rooms on the ground floor. French doors lead into the front reception room. The newly renovated kitchen offers a full range of fitted wall and base units with a range of integrated appliances, including electric oven and hob, fridge, freezer and dishwasher and a large central island offers even more storage and seating for casual dining. The spacious living room boasts a modern feature smokeless wood burning stove, ample space for furnishings and French doors leading out to the patio. The first floor finds the master bedroom to the front of the property with two sets of fitted wardrobes and en-suite shower room. There is a further spacious double bedroom with en-suite, with an additional three double bedrooms to the rear, one of which is currently being used as an office and newly refurbished family bathroom complete with marble tiling and gold accents.

Externally this property has a double garage, currently converted into the ideal home gym, EV power point and large driveway allowing parking for multiple cars. The rear garden finds a sizable patio with hot tub and pergola with further space for entertaining, double sockets, garden lights, shed and bike rack. There is also a large lawn with artificial grass making the whole space maintenance free. The property is fitted with CCTV and hardwired Ring door.

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2



3

Detached Family Home

Immaculate Presentation Throughout

Modern Upgraded Kitchen

South Facing Garden

Home Gym In Garage

EPC: B

Council Tax Band: E

FREEHOLD

Briefly comprising of entrance hallway with stairs leading to the first floor, W.C. and access into the principal rooms on the ground floor. French doors lead into the front reception room. The newly renovated kitchen offers a full range of fitted wall and base units with a range of integrated appliances, including electric oven and hob, fridge, freezer and dishwasher and a large central island offers even more storage and seating for casual dining. The spacious living room boasts a modern feature smokeless wood burning stove, ample space for furnishings and French doors leading out to the patio. Downstairs W.C. The first floor finds the master bedroom to the front of the property with two sets of fitted wardrobes and en-suite shower room. There is a further spacious double bedroom with en-suite, with an additional three generous bedrooms to the rear, one of which is currently being used as an office and newly refurbished family bathroom complete with marble tiling and gold accents. Externally this property has a double garage, currently converted into the ideal home gym, EV power point and large driveway allowing parking for multiple cars. The rear garden finds a sizable patio with hot tub and pergola with further space for entertaining, double sockets, garden lights, shed and bike rack. There is also a large lawn with artificial grass making the whole space maintenance free.

The property is fitted with CCTV and hardwired Ring doorbell.

The loft is also fully boarded centrally.

Living Room - 17'2" x 16'2" - 5.24m x 4.93m
Kitchen Diner - 16'6" x 18'6" - 5.66m x 5.66m
Dining Room - 10'5" x 9'11" - 3.18m x 3.04m
Downstairs W.C. - 5'4" x 2'11" - 1.63m x 0.89m
Bedroom One - 13'6" x 12'8" - 4.14m x 3.88m
En-Suite - 11'6" x 3'11" - 3.51m x 1.2m
Bedroom Two - 12'6" x 11'6" - 3.83m x 3.51m
En-Suite - 6'6" x 6'3" - 1.99m x 1.93m
Bedroom Three - 11'2" x 8'10" - 3.41m x 2.71m
Bedroom Four - 12'2" x 9'3" - 3.72m x 2.83m
Bedroom Five/Study - 10'9" x 8'10" - 3.3m x 2.71m
Bathroom - 9'3" x 5'7" - 2.83m x 1.72m

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PRIMARY SERVICES

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE DRIVEWAY & DOUBLE GARAGE

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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has "has / has no" no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: B

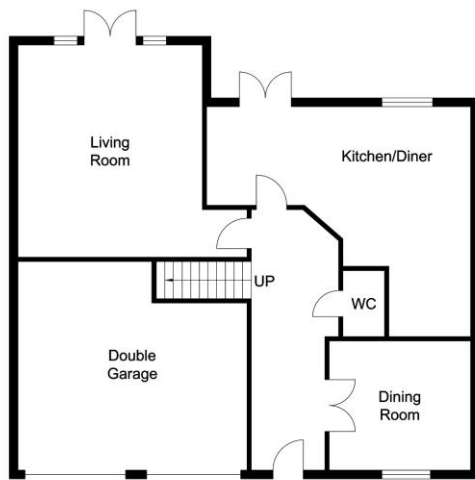
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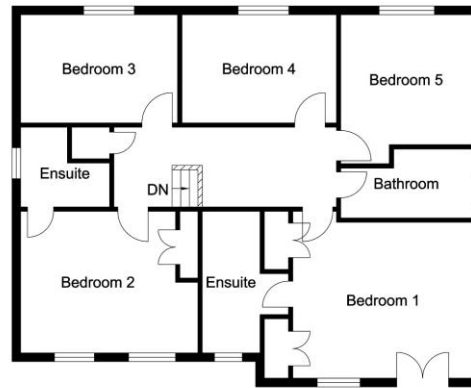
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Ground Floor



First Floor

12 Edmund Road

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.

Version 1

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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