

Bede Close | Holystone | NE12 9SP

£330,000

Occupying a corner position on the highly sought after Bede Close in Holystone we welcome for sale this extended detached home. Ideally positioned for families, this property offers generous living accommodation with convenient access to public transport links, highly regarded schools and a range of local amenities.

The home boasts a well-designed layout featuring a comfortable lounge to the front an ideal place to relax after a long day. The dining kitchen accommodates all modern requirements providing ample workspace and storage leading to a useful separate utility room. A lovely sun room extension to the rear brings in light in abundance and bi folding doors flow seamlessly to the rear garden creating an indoor, outdoor entertaining space.

To the first floor the principle bedroom has built in wardrobes and en suite and a further two bedrooms both with fitted wardrobes and furniture are served by the house bathroom.

Externally there is a garden to the front with an extensive block paved driveway providing off street parking for several vehicles whilst the enclosed rear and side garden are mainly paved, ideal for al-fresco dining and entertaining. The double garage to side of the property has windows to the front and rear and offers additional versatile square footage suitable for a variety of uses.

Only an internal inspection will reveal the size and standard of accommodation on offer.

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Extended Detached Family Home

Corner Position

Sunroom Extension with Bi Folding Doors

Double Garage

Generous Dining Kitchen with Separate Utility

Freehold

Council Tax: C

EPC: C

ENTRANCE HALLWAY: Step through the double-glazed entrance door into a welcoming hallway featuring a radiator and staircase leading to the first floor.

DOWNSTAIRS CLOAKS/W.C.: Fitted with a low-level W.C. and a wash hand basin set within a vanity unit. The room also benefits from tiled flooring and a radiator.

LIVING ROOM: 13'0 x 11'7, (3.96m x 2.53m). A comfortable reception room benefitting from a double-glazed bay window to the front, a marble fireplace surround with gas stove, decorative coving to the ceiling, and a double radiator.

DINING KITCHEN: 13'5 x 17'9, (4.08m x 5.41m). Fitted with a range of wall and base units incorporating a 1½ bowl ceramic sink unit and breakfast bar. Integrated appliances include a electric oven with a gas hob and extractor hood, together with an integrated dishwasher and space for a fridge freezer. Further features include part-tiled walls, a single radiator and a large single radiator, an understairs storage cupboard, an doorway leading to the sunroom, and an opening to the utility room.

SUNROOM: 17'7 x 8'5, (5.35m x 2.56m). A bright and spacious addition featuring double-glazed bi-fold doors, two double radiators, two double-glazed Velux windows, and a double-glazed side window.

UTILITY: 5'5 x 5'1, (1.65m x 1.54m). Providing space and plumbing for both a washing machine and tumble dryer, with fitted worktops, part-tiled walls, a double-glazed side door, and housing the wall-mounted combination boiler.

FIRST FLOOR LANDING AREA: Featuring a double-glazed side window and providing access to the fully insulated loft space, which features fitted rails via a loft ladder.

BEDROOM ONE: 11'9 x 11'0, (3.58m x 3.35m). The principal bedroom benefits from two fitted wardrobes with a single fitted next to them, coving to the ceiling, a double radiator, and a double-glazed window to the front.

EN-SUITE SHOWER ROOM: Comprising a step-in shower cubicle, low-level W.C., wash hand basin set within a vanity unit, heated towel rail, extractor fan, and a frosted double-glazed window to the front.

BEDROOM TWO: 11'2 x 7'9, (3.40m x 2.36m). Benefitting from fitted bedroom furniture, fitted wardrobes, a double radiator, and a double-glazed window overlooking the rear garden.

BEDROOM THREE: 9'7 x 10'9, (2.48m x 3.27m). Benefitting from fitted furniture and featuring a double-glazed rear-facing window and a double radiator.

FAMILY BATHROOM: Comprising a panelled bath with a shower over, with folding glass shower doors, pedestal wash hand basin, low-level W.C., heated towel rail, part-tiled walls, and a frosted double-glazed side window.

EXTERNALLY: The front garden is predominantly block paved, providing ample off-street parking, and is complemented by a lawned area with attractive tree and shrub borders, further benefitting from an EV charging point. The rear garden is predominantly paved for ease of maintenance and benefits from a summer house, gated side access to the front of the property, and access to the double garage.

GARAGE: The garage features two double-glazed windows to the rear, three radiators, and a separate area incorporating a W.C., step-in shower cubicle, a heated towel rail, and a double-glazed frosted window. A loft space is located above the garage, which is insulated and accessible via a fitted ladder.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: 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.

RESTRICTIONS AND RIGHTS
Listed? NO
Conservation Area? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS
Flooding in last 5 years: NO
Risk of Flooding: ZONE 1
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): NO

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

ACCESSIBILITY
This property has no accessibility adaptations.

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: C

EPC RATING: TBC

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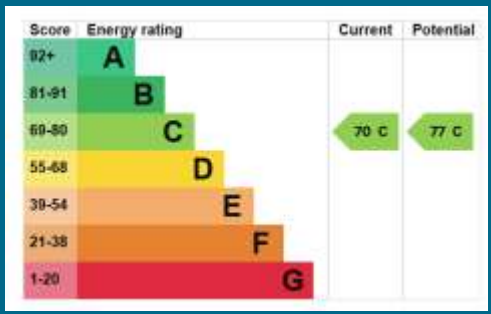




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The Property Ombudsman

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