



30 Cornmill Crescent, Holystone  
Newcastle Upon Tyne

£500,000

## 30 Cornmill Crescent

Holystone, Newcastle Upon Tyne

Alexander Hudson Estates are delighted to welcome to the market this beautifully appointed and extended five bedroom detached family home, well positioned on the popular residential development of Holystone Park, NE27.

The property has been extended to offer generous accommodation across three levels, finished to a high standard throughout. On entering the property there is an entrance hall which has cloakroom/wc, access door to the utility room and garage storage and stair which lead to the first floor. Lounge with bay window to the front elevation. To the rear is fabulous open plan reception space including well appointed fitted kitchen, including integrated appliances, dining room and garden room enjoying lovely natural light whilst offering direct access to the gardens via French doors. From the first floor landing there is access to the principal bedroom which has been fitted with wardrobes and storage to one wall and there is access to an en suite shower room. Three further good sized bedrooms and a family bathroom complete the first floor. A Staircase then gives access to a superb second floor double bedroom with dressing area/office space and en suite shower room/wc. Externally to the front is ample driveway parking for three cars, electric charge point and access to the garage storage area. To the rear are superb landscaped gardens including patio's, lawned area, raised beds and summerhouse.

Holystone is a highly regarded residential neighbourhood that combines modern developments with the charm of a village community. Excellent transport links via the A19 and Coast Road provide fast access to Newcastle, North Tyneside, and the coast. The area offers local shops, parks, pubs, and Silverlink Retail Park for wider shopping and leisure options. Families are drawn to Holystone for it's well-regarded schools, including Holystone Primary, making it an appealing location for those seeking convenience, amenities, and family-friendly living.





Council Tax band: D

Tenure: Freehold

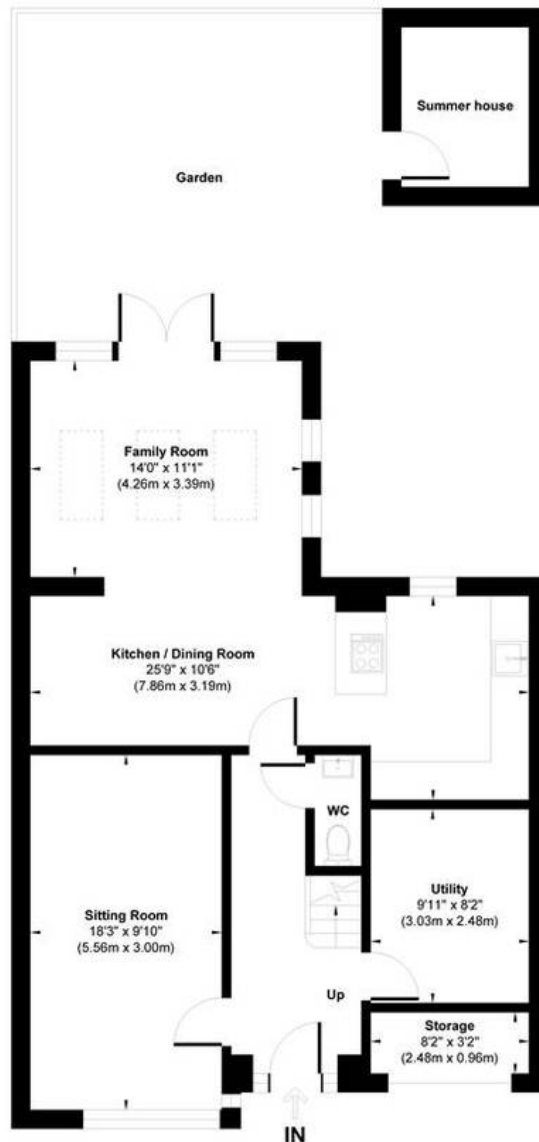
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

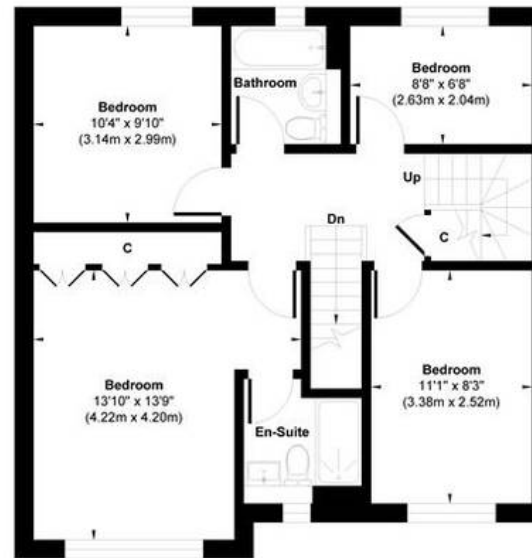
- Stunning five bedroom detached family home.
- Extended to offer generous accommodation over three levels.
- Finished to a high standard throughout.
- Ample parking , garage storage and landscaped gardens.



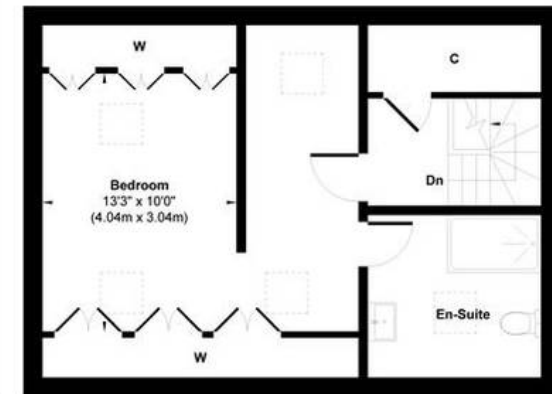




**Ground Floor**  
Approximate Floor Area  
817 sq.ft  
(75.93 sq.m)



**First Floor**  
Approximate Floor Area  
649 sq.ft  
(60.30 sq.m)



**Second Floor**  
Approximate Floor Area  
465 sq.ft  
(43.18 sq.m)

**Approx. Gross Internal Floor Area 1931 sq. ft / 179.41 sq. m (Excluding Outbuilding)**

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