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ROWCHESTER WAY, HOLYSTONE, NEWCASTLE UPON TYNE, NE27

£280,000

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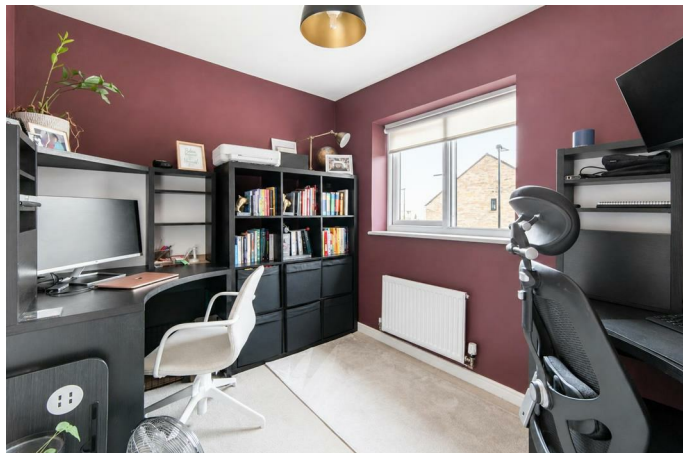
Delightful three-bedroom detached home on Rowchester Way in Holystone, Newcastle Upon Tyne.

The property features a spacious lounge, open-plan kitchen and dining room and generous principal bedroom providing particularly appealing living spaces. The home also benefits from an en-suite shower room, useful storage throughout and a rear garden offering a combination of patio and lawn, with established boundary planting adding privacy and making the most of its sunny southwest-facing aspect.

Rowchester Way is situated in Holystone, Newcastle Upon Tyne, within an established residential area offering convenient access to local amenities, schools and everyday facilities. The surrounding area also provides good access to transport links and the wider Newcastle area, making the location well suited to families, couples and buyers looking for a well-presented home in a convenient setting.

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The internal accommodation comprises: an entrance vestibule leading through an internal door into the front-facing lounge. This is a good-sized reception room with attractive herringbone LVT flooring, providing a comfortable and welcoming space. A further door leads through into the hallway, where there is access to the downstairs WC, stairs rising to the first floor and the rear-facing open-plan kitchen and dining room. The kitchen and dining room provide a practical and sociable space, with the kitchen fitted with a range of wall and base units together with an integrated dishwasher, washing machine, oven and hob. There is also designated space for a fridge-freezer, which is currently being utilised for additional storage, with a freestanding fridge positioned behind the kitchen door. The dining area sits opposite the kitchen and benefits from French doors opening directly onto the rear garden, whilst a further window allows plenty of natural light into the room. Wood-effect flooring continues throughout the kitchen and dining area.

To the first floor, the landing provides access to all three bedrooms, the family bathroom and a useful over-stair storage cupboard. Bedroom three is a good-sized single bedroom positioned to the front and is currently utilised as a home office, whilst bedroom two is a well-proportioned double bedroom, also positioned to the front and currently arranged as a nursery. The family bathroom is presented in good condition and is fitted with a bath, WC and wash hand basin. Bedroom one is a particularly generous double bedroom positioned to the rear, benefiting from sliding-door wardrobes providing useful storage. The room also benefits from an en-suite shower room fitted with a large walk-in shower, WC and wash hand basin. The loft has been partially boarded across the central two metres and benefits from a loft ladder and pull-down access door.

Externally, the property benefits from a single driveway providing access to the integral garage, together with a lawned front garden and boundary shrubs. To the rear is a good-sized southwest-facing garden, with a patio extending across the width of the property before leading onto a lawned area. Shrubs and trees have been planted around the boundary, helping to create a greater degree of privacy, whilst the southwest-facing aspect allows the garden to enjoy plenty of natural sunlight.



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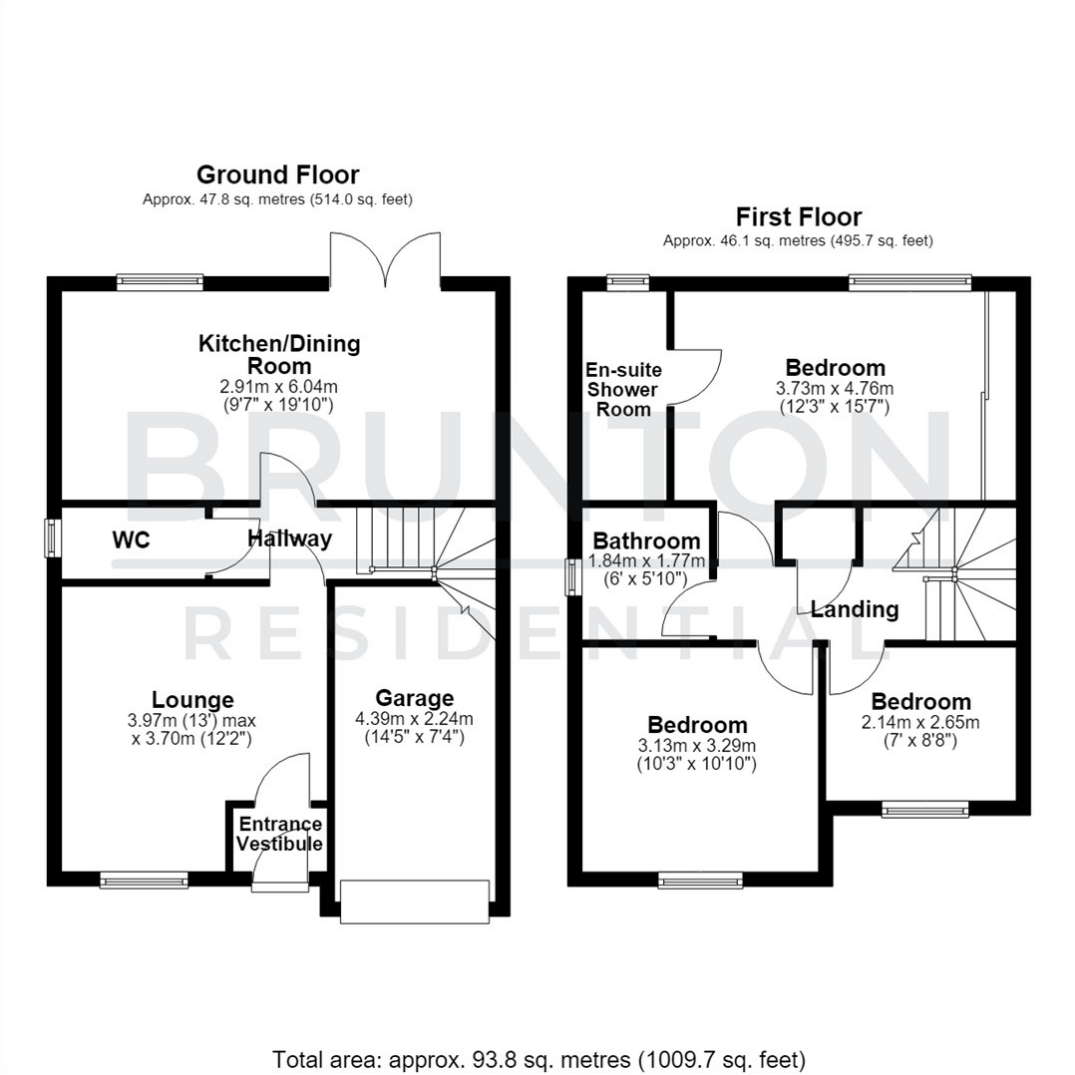
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	