



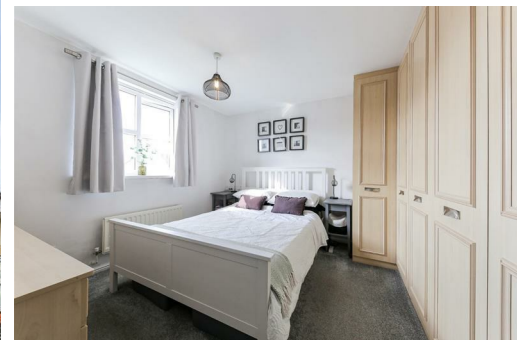
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

St. Cuthberts Way, Holystone, NE27



# The Property

Alexander Hudson Estates are pleased to bring to market this beautifully presented four-bedroom detached family home with off-street parking, ideally located in the highly sought-after area of Holystone, NE27.

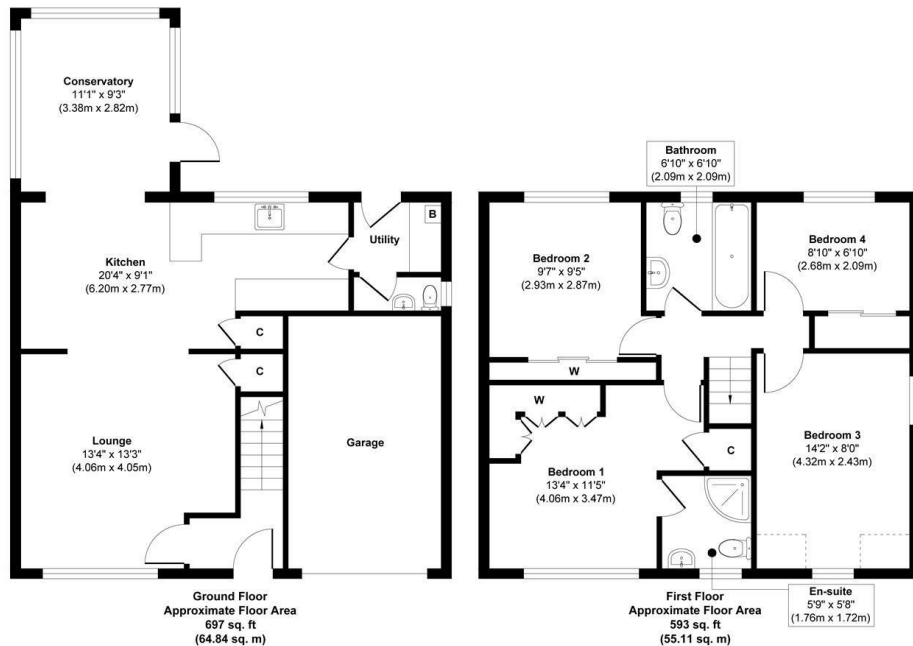
Light-filled and spacious throughout, the property offers a well-proportioned layout comprising: a welcoming entrance hallway, a generous lounge, and a modern kitchen with dining area that opens into a bright conservatory. Additional ground floor features include a separate utility room and a convenient WC.

Upstairs, you'll find four well-sized bedrooms, including a master bedroom with en-suite, alongside a stylish family bathroom. Externally, the property benefits from a driveway leading to an integral garage, while to the rear lies a large, sunny garden, perfect for entertaining or relaxing during the warmer months.

This family-friendly home is within walking distance of Holystone Primary School and the Rising Sun Country Park, a scenic 162-hectare green space with woodlands, ponds, and meadows, ideal for walking, cycling, or family outings.

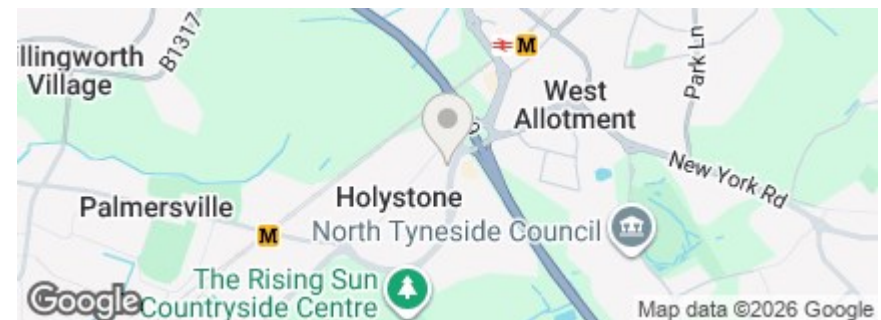
Silverlink Retail Park is just a short drive away, offering a wide selection of shops, restaurants, and leisure facilities, including a cinema. For commuters, excellent transport links are available with frequent bus services to Newcastle City Centre, easy access to the A19 and A1, and Northumberland Park Metro Station just a short walk away, providing direct routes to both the city and the coast.

Freehold  
Council Tax: D  
EPC Rating: 67



Approx. Gross Internal Floor Area 1290 sq. ft / 119.95 sq. m (Excluding Garage)

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