



Alexander Hudson Estates

Sales Particulars



The Property

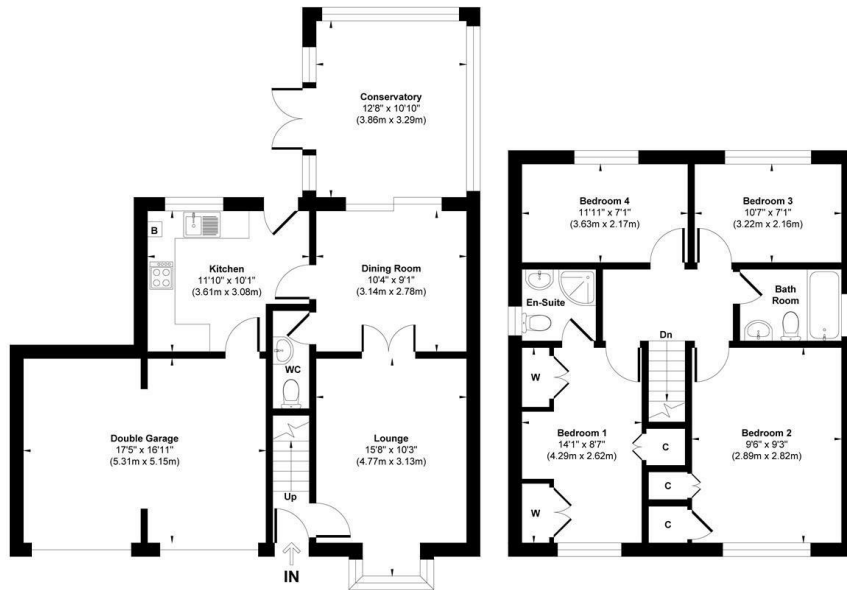
Alexander Hudson Estates are delighted to welcome to the market this four-bedroom detached family home within the sought-after residential area of Holystone, NE12.

This well-presented detached family home offers spacious and versatile accommodation across two floors. The ground floor features a welcoming entrance hall, a comfortable lounge, a separate dining room, and a bright conservatory that provides additional living space overlooking the garden. The kitchen is conveniently positioned adjacent to the dining area, while a cloakroom adds everyday practicality. An integral double garage offers excellent parking and storage.

Upstairs, the property comprises four bedrooms arranged around a central landing. The principal bedroom benefits from an en-suite shower room and fitted wardrobe space, while the remaining bedrooms are served by a family bathroom. Additional built-in storage cupboards enhance the functionality of the first floor.

With multiple reception areas, four bedrooms, and a double garage, this home is ideally suited to modern family living, offering a comfortable balance of space, flexibility, and convenience. Externally, there is a spacious rear garden with lawn and patio area. To the front, a driveway provides ample parking with additional garage for optional storage.

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 its strong community feel and well-regarded schools, including Holystone Primary, making it an appealing location for those seeking convenience, amenities, and family-friendly living.



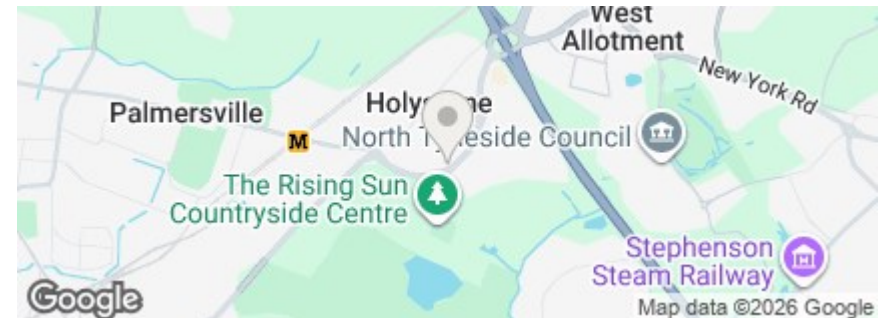
Ground Floor
Approximate Floor Area
811 sq.ft
(75.36 sq.m)

First Floor
Approximate Floor Area
625 sq.ft
(58.07 sq.m)

Approx. Gross Internal Floor Area 1436 sq. ft / 133.43 sq. m (Including Garage)

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Freehold
Council Tax: D
EPC Rating: 63





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