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📍 Pedlars Close, Newcastle Upon Tyne NE27 0NY

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Offers Over £350,000

Signature North East is delighted to welcome to the market this four-bedroom detached family home, ideally situated within the highly sought-after Holystone Park development on Pedlars Close. Offering spacious accommodation across three floors, this property benefits from no onward chain and enjoys a fantastic location close to well-regarded schools, local shops and everyday amenities. The stunning Rising Sun Country Park is within easy reach, while nearby Metro stations and excellent road links, including the A19 and Tyne Tunnel, provide convenient access to Newcastle city centre, the wider region and the North Tyneside coastline.

Upon entering the property, you are welcomed into a central hallway with access to a convenient ground floor W.C. The generous living room offers ample space for a range of furnishings, creating the perfect setting for relaxation and entertaining. To the rear, the impressive open-plan kitchen and dining room provides an ideal family hub, with space for a dining table and an abundance of attractive wall and base units complemented by extensive worktop space. Integrated appliances include an oven, hob and fridge freezer, while elegant French doors lead directly to the rear garden.

To the first floor, there are three well-proportioned bedrooms, all capable of accommodating a double bed alongside additional furnishings. Bedroom two benefits from a private en-suite comprising a shower, hand basin and W.C. Completing this floor is the family bathroom, fitted with a bathtub, hand basin and W.C.

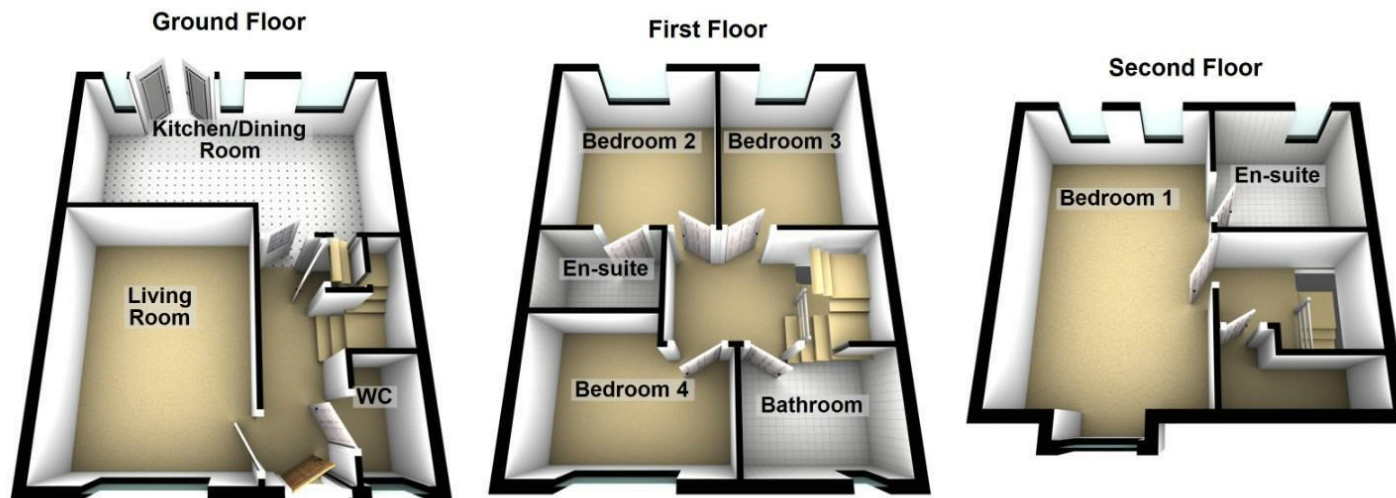
Occupying the entire second floor is the spacious principal bedroom, offering ample room for furnishings and a king-size bed, together with a stylish en-suite featuring a shower, hand basin and W.C.

Externally, the property boasts a substantial rear garden laid mainly to lawn, providing an excellent space for outdoor seating, family enjoyment and entertaining. To the side, a driveway offers off-street parking for multiple vehicles and leads to a detached garage.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 119.6 sq. metres (1286.9 sq. feet)

Measurements:

Living Room
14'10" x 10'11"

Kitchen / Dining Room
11'2" x 19'4"

WC
6'2" x 3'4"

Bedroom One
17'1" x 11'4"

En Suite
7'7" x 8'0"

Bedroom Two
11'2" x 10'4"

En Suite
4'6" x 6'8"

Bedroom Three
11'3" x 8'11"

Bedroom Four
11'1" x 8'0"

Bathroom
5'6" x 8'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 		





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