

Accommodation  
Ground Floor  
Entrance Hall  
Staircase to the First Floor  
with understair cupboard, central heating radiator  
Cloakroom/w.c.  
fitted with a white suite comprising a pedestal wash  
hand basin and low level w.c., central heating radiator,  
half height ceramic tiling to walls  
Lounge (front) 16' 1" x 11' 4" (4.90m x 3.45m)  
upvc double glazed window, TV point, central heating  
radiator  
Kitchen/Dining/Family Room (rear) 27' 2" x 10' 7"  
(8.27m x 3.22m)  
extending the full width of the property with the  
kitchen area comprising a comprehensive range of  
wall and floor units and peninsula unit including a  
built in gas hob with stainless steel and glass extractor  
hood, integrated double oven, dishwasher and  
fridge/freezer, stainless steel single drainer sink unit,  
recessed downlighters to ceiling, upvc double glazed  
window. Utility room off with plumbing for an  
automatic washing machine, central heating radiator,  
wall mounted gas central heating boiler. Dining area  
with a central heating radiator and upvc double  
glazed French doors opening onto the rear garden  
and open plan to:- Family Sitting area with recessed  
downlighters to ceiling, central heating radiator, TV  
point and upvc double glazed window.  
First Floor  
Stairs up to the First Floor Landing  
loft access, central heating radiator, built in cupboard  
housing the hot water tank  
  
Bedroom One (front) 13' 4" x 11' 4" (4.06m x 3.45m)  
fitted with bedroom furniture including wardrobes &  
drawer units, dressing area, central heating radiator,  
TV point, upvc double glazed window.

En- Suite Shower Room  
fitted with a suite comprising a double shower  
enclosure tiled and glazed, pedestal wash hand basin  
and low level w.c., half height ceramic tiling to  
remaining walls, extractor fan, central heating radiator,  
recessed downlighters to ceiling, upvc double glazed  
window.  
Bedroom Two (rear) 12' 8" x 10' 3" (3.86m x 3.12m)  
central heating radiator, upvc double glazed window  
En- Suite Shower Room  
fitted with a suite comprising a double shower  
enclosure tiled and glazed, pedestal wash hand basin  
and low level w.c., half height ceramic tiling to  
remaining walls, central heating radiator, upvc double  
glazed window, extractor fan, recessed downlighters to  
ceiling.  
Bedroom Three (front) 15' 4" x 8' 10" (4.67m x 2.69m)  
central heating radiator, upvc double glazed window  
Bedroom Four (rear) 13' 0" x 7' 9" max (3.96m x 2.36m)  
central heating radiator, upvc double glazed window.  
Family Bathroom/w.c.  
fitted with a three piece white suite of a panelled bath,  
pedestal wash hand basin and low level w.c., half  
height ceramic tiling to walls, recessed downlighters to  
ceiling, central heating radiator, upvc double glazed  
window.  
External  
low maintenance garden to the front with double  
driveway for off street car parking and an integral  
single garage. A good sized garden to the rear laid  
mainly to lawn with paved patio.  
Tenure  
freehold  
EPC Rating  
B  
Council Tax  
Band E

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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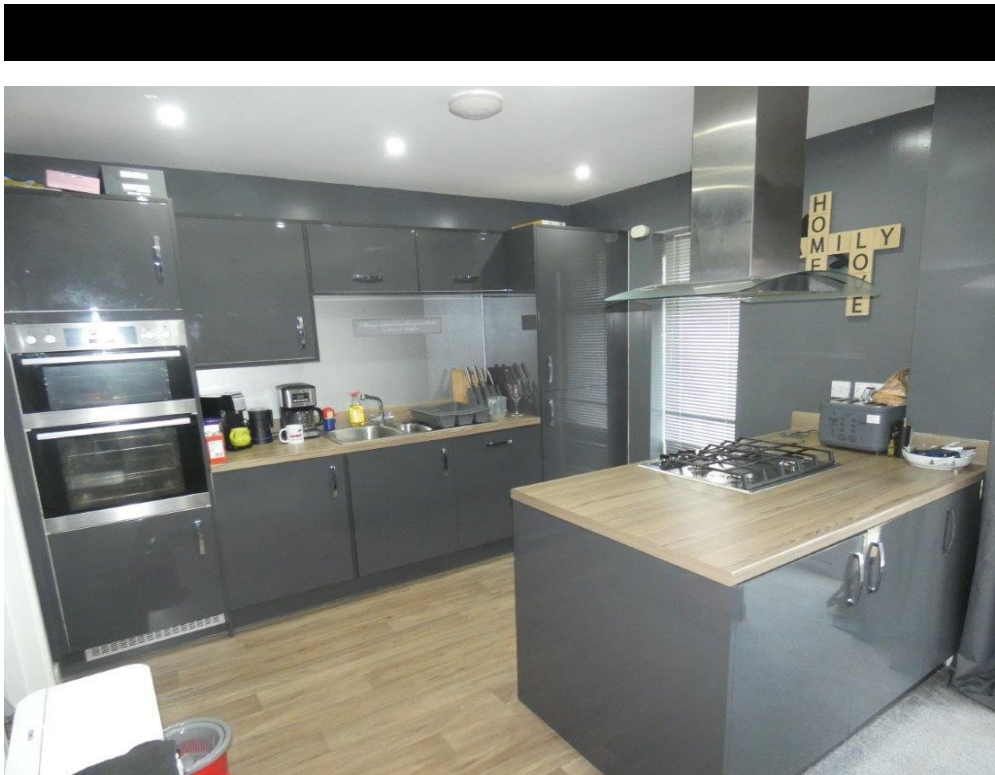
Pedlars Close, Holystone  
Newcastle Upon Tyne, NE27 0NY

Offers in the Region:- £385,000



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Four Bedroom Detached House

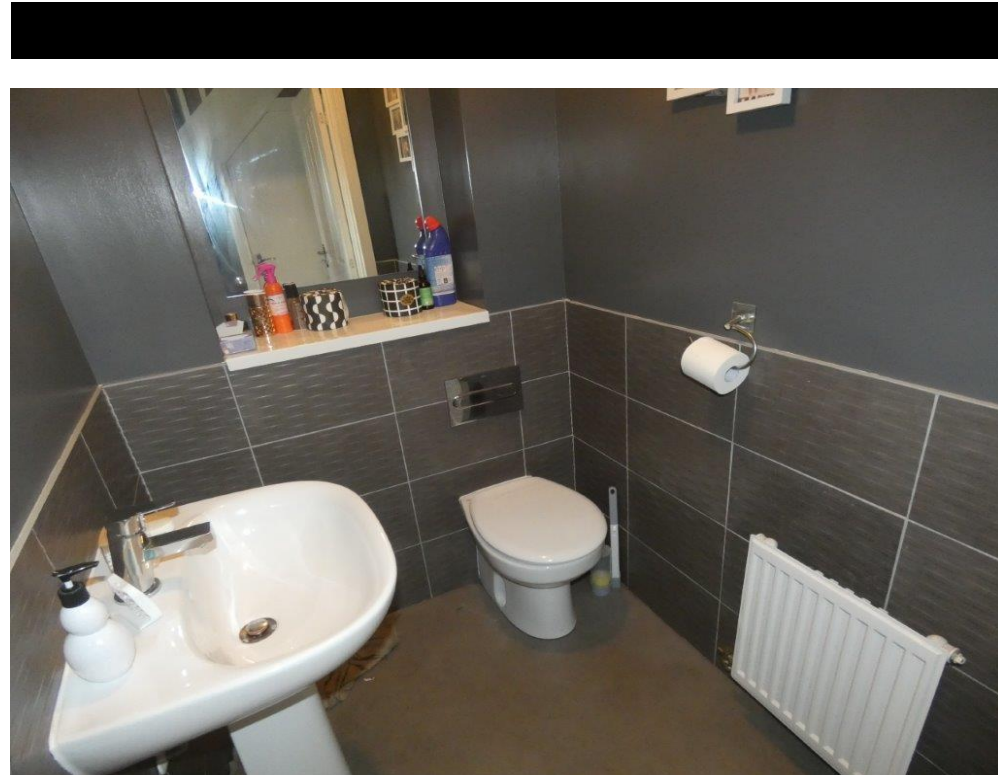
Superb Open Plan Kitchen/Family Room

Three Bathrooms

Well Proportioned Accommodation

Favoured Residential Location

EPC Rating B



This well proportioned family home occupies a splendid cul de sac position on this favoured residential development at Holystone. There is easy access to the A19 providing regional access together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall with cloakroom/w.c., a lounge to the front and an open plan kitchen/dining/family room extending the full width of the property to the rear. To the first floor bedrooms one and two both have en-suite shower rooms, there are two further bedrooms and a family bathroom/w.c. Externally there is a low maintenance garden to the front with a double driveway, access to an integral single garage and a good sized garden to the rear. The property is well fitted and decorated throughout and the impressive layout and design should appeal to those seeking modern family living.

