



Stone View Holystone

- Detached
- Spacious Living
- Four Bedrooms
- Two Bathrooms
- West Facing Garden

£ 350,000



0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Stone View

Holystone

PROPERTY DESCRIPTION

Presenting for sale this remarkable detached property, neutrally decorated and ready to become your perfect family home. The residence boasts four generously proportioned double bedrooms, two bathrooms, two reception rooms, and a contemporary kitchen.

The master bedroom is a spacious retreat with an en-suite, creating a private sanctuary for the homeowners. The other three bedrooms are equally spacious, with one offering the flexibility to be used as per your needs.

The property offers two well-appointed reception rooms. The first is embellished with large windows, including a bay window, flooding the room with natural light, and offering an abundance of space. The second reception room is tailored for a home office, providing an excellent workspace for those who work from home.

The open-plan 26ft kitchen, equipped with modern appliances and a dining space, is the heart of the home. It also provides direct access into the garden, allowing for a seamless indoor-outdoor entertainment flow.

The bathrooms are well-maintained, with one featuring a heated towel rail for added comfort.

The property's unique features include a garage for secure off-street parking and a garden, offering an open space for relaxation and family fun.

The location is highly desirable, with convenient public transport links, amenities, and good schools in close proximity. It also benefits from being in a quiet area, ideal for families looking for peace and tranquillity.

This property blends practicality and style, making it perfect for families seeking an elegant and inviting home.

Living Room: 17'07" (into bay) x 12'08" - 5.36m x 3.86m

Dining Kitchen: 9'03" x 26'06" - 2.82m x 8.08m

Home Office / Dining Room - 10'06" x 6'11" - 3.20m x 2.11m

W.C.

Bedroom One: 12'04" x 12'09" - 3.76m x 3.89m

En-suite: 5'04" x 6'07" - 1.62m x 2.00m

Bedroom Two: 13'10" x 10'03" - 4.22m x 3.12m

Bedroom Three: 12'10" x 9'00" - 3.91m x 2.74m

Bedroom Four: 11'04" x 10'01" - 3.45m x 3.07m

Bathroom: 6'03" x 6'11" - 1.91m x 2.11m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

FH00008746.SD.SD.30/7/24.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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