



## Dunstan Close Holystone

- Detached
- Spacious Living
- Two Reception Rooms
- Three Bedrooms
- FREEHOLD

**£ 290,000 Offers Over**



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# Dunstan Close

Holystone

## PROPERTY DESCRIPTION

Rook Matthews Sayer are excited to present this immaculate, detached property for sale. This home is an epitome of tasteful living, boasting three well-appointed bedrooms, two stylish bathrooms, and a modern kitchen.

The property boasts two spacious reception rooms, presenting a fantastic space for entertaining guests or enjoying quiet family evenings. The first reception room is a generous size with large windows offering a stunning view and direct access to the garden. The second can be used either as a dining room or office, depending on your needs.

The kitchen is a great space, fitted with modern appliances and providing access to the beautiful garden. This outdoor space adds a unique charm to the property and provides a perfect setting for outdoor dining and relaxation.

The house features three bedrooms. The master bedroom is a spacious double with built-in wardrobes and an ensuite bathroom, offering a haven of tranquillity. The second bedroom is also a double, spacious with built-in wardrobes, and the third is a comfortable single room, perfect for a child or guest.

Both bathrooms are stylishly designed, with the large family bathroom featuring a heated towel rail and a shower over the bath. The ensuite bathroom provides added convenience and luxury.

Other noteworthy features of the property include an integral garage and parking facilities, making it ideal for families and couples. The property benefits from an EPC rating of 'B' and falls within council tax band 'C'. Conveniently located near public transport links, schools, and local amenities, while still maintaining tranquillity, this property is a dream come true. To add to your peace of mind, the property comes with no upper chain.

Living Room: 14'03" x 10'07" - 4.34m x 3.22m

Dining Room: 10'02" x 8'08" - 3.10m x 2.64m

Kitchen: 9'06" x 9'08" - 2.90m x 2.87m

W.C.

Bedroom One: 11'06" (+wardrobes) x 10'06" - 3.51m x 3.20m

En-suite: 6'09" (max) x 4'10" (max) - 2.06m x 1.47m

Bedroom Two: 10'00" x 9'08" (+wardrobes) - 3.05m x 2.95m

Bedroom Three: 9'10" x 7'00" (+wardrobes) - 2.99m x 2.13m

Bathroom: 6'10" x 6'05" - 2.08m x 1.96m

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DOUBLE DRIVEWAY

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: B

FH00008813.SD.SD.02/10/24.V.1

**Important Note:** Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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