



## Rowchester Way Holystone

- Detached
- Four Bedrooms
- EPC: B
- Council Tax Band: E
- Tenure: Freehold

**Offers In Excess Of: £399,950**



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# Rowchester Way

Holystone

Delighted to introduce this immaculate detached house, offered for sale in a highly sought-after location. Bestowing excellent public transport links, this property is ideally suited for families looking for a combination of comfort, convenience, and luxury.

The property's condition is impeccable, reflecting the high level of care and attention that has been bestowed upon it. Its spacious, open-plan design provides an airy and bright environment that is both welcoming and modern.

As you enter the property, you are greeted by tasteful décor and plenty of natural light. The property also boasts four well proportioned bedrooms, two of which with an ensuite, and downstairs W.C., ensuring there is ample space for all occupants.

The property boasts an EPC rating of B, indicating its energy efficiency, and falls within council tax band E. A standout feature of this property is the open plan kitchen/family room with bi-fold doors leading to the rear garden offering a tranquil outdoor space for relaxation or play. The property further benefits from a single garage as well as additional parking on the driveway, a convenience that should not be underestimated. In conclusion, this detached house combines a sought-after location with a wealth of features designed to enhance your living experience. Its well-thought-out design, high-quality fixtures, and unique features make it a perfect choice for families. This property is not just a house, it's a home ready to be filled with new memories. Prospective buyers are encouraged to arrange a viewing to truly appreciate the lifestyle this property offers.

#### ENTRANCE DOOR to

HALLWAY staircase to first floor

LOUNGE: 11'00 x 15'03 / 3.35m x 4.57m

DOWNSTAIRS W.C

OPEN PLAN KITCHEN/FAMILY ROOM:

27'02 at max point x 18'00 at max point / 8.23m at max point x 5.49m at max point

STAIRCASE TO FIRST FLOOR from hallway

LANDING

MASTER BEDROOM: 17'04 at max point x 11'04 at max point / 5.18m at max point x 3.34m at max point

MASTER ENSUITE

BEDROOM TWO: 12'09 into alcove x 10'02 max / 3.66m into alcove x 3.05m max

BEDROOM TWO ENSUITE

FAMILY BATHROOM

BEDROOM THREE: 15'03 max x 8'05 max / 4.57m max x 2.44m max

BEDROOM FOUR: 13'01 max x 7'09 max / 3.96m max x 2.13m max

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

#### MINING (delete as appropriate)

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.

#### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Public rights of way through the property? NO

#### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Known safety risks at property (asbestos etc...): NO

#### ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

#### 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: E

EPC RATING: B

FH00008866 .NF.NF.24/01/2025.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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