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EDMUND ROAD, HOLYSTONE, NEWCASTLE UPON TYNE, NE27

Offers Over £375,000


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Well-presented four-bedroom detached home on Edmund Road, Holystone, occupying an excellent position at the end of a quiet cul-de-sac with generous accommodation, landscaped gardens and ample parking.

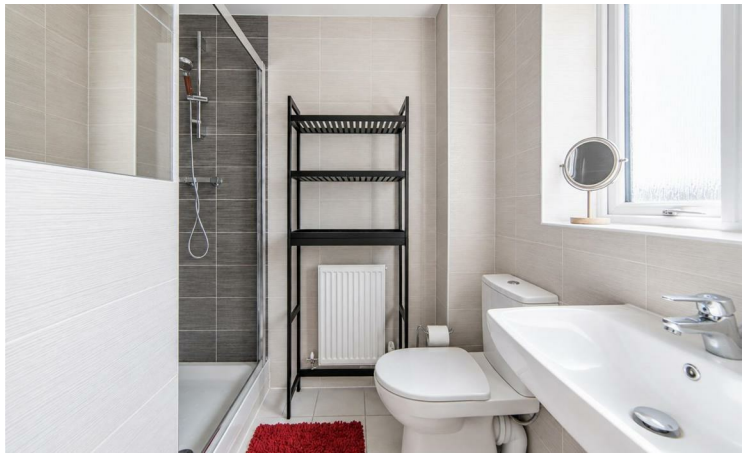
The property offers a spacious living room with double doors opening into the separate dining room, with French doors leading onto the rear garden. The kitchen features wall and base units, integrated appliances and French doors, with an adjoining utility room. The former garage has been converted into a music room, while upstairs are four generous double bedrooms, two with en suite shower rooms, a family bathroom, and a fully boarded loft, with the main bedroom also benefiting from a Juliet balcony.

The location is particularly convenient for families, with nearby schools and shopping facilities supporting everyday needs. Excellent road links via the A19 provide access to Silverlink, Cramlington, and the A1, making it well placed for commuting and wider travel. The quiet cul-de-sac setting, generous gardens and substantial parking further enhance its practicality, making it an appealing opportunity for families seeking a substantial home in Holystone.

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The internal accommodation comprises: an entrance hallway with tiled flooring and stairs leading up to the first floor, with a convenient WC and access to the ground floor rooms. The former garage has been converted to create a music room, while the spacious living room features wooden flooring, a large front window, and glazed double doors opening into the dining room.

The dining room features wallpaper, a statement light fitting, and French doors opening onto the rear garden. A door leads through to the kitchen, fitted with wood-effect wall and base units, light worktops, tiled splashbacks, an integrated oven, gas hob and extractor, together with a sink beneath the window. French doors provide direct access to the garden, while the adjoining utility room offers storage and space for laundry appliances.

Stairs lead up to the first-floor landing, giving access to four bedrooms and the family bathroom. The main bedroom benefits from an en suite shower room and Juliet balcony, while the second bedroom also has its own en suite. The remaining two bedrooms are well proportioned, with the family bathroom fitted with a bath and shower over, WC, and wash hand basin. The accommodation is presented with feature wallpapers, neutral finishes, and attractive flooring.

Externally, the rear garden has been thoughtfully landscaped, with a generous lawn, paved pathways and seating areas. A covered pergola provides an outdoor seating area, while a substantial timber shed, raised planting beds and fenced boundaries add appeal. The garden also benefits from access on both sides. To the front, a large paved driveway provides off-street parking, with a lawned area and planted borders.





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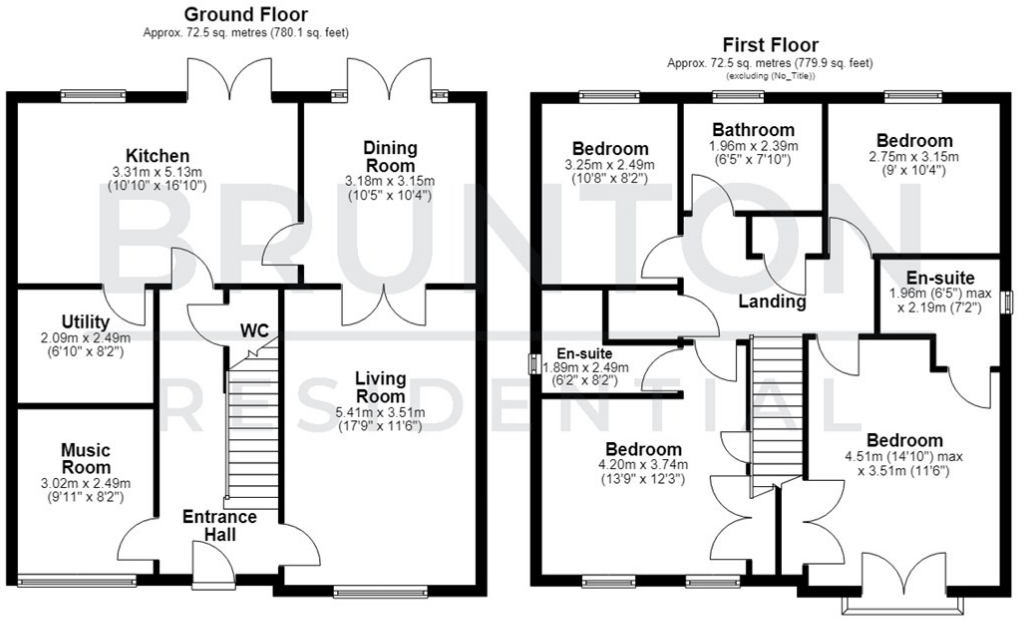
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TENURE :

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 144.9 sq. metres (1560.0 sq. feet)



