# Holyfields, West Allotment, NE27

## OIRO £325,000



### Full Description

Alexander Hudson Estates are delighted to welcome to the market this beautifully presented three bedroom detached family home, ideally positioned within a sought-after residential development. Finished to a high standard throughout, the property offers generous living accommodation, stylish interiors and excellent outdoor space, making it an ideal purchase for families and professionals alike. The property has also been extended to the front, creating a larger second bedroom and enhancing the already well-proportioned first floor accommodation.

The ground floor comprises an entrance hallway with W.C., a spacious lounge to the front elevation and a modern fitted kitchen with a range of wall and floor units and ample worktop space. The ground floor further benefits from attractive engineered wood flooring, adding a stylish and contemporary finish throughout. To the rear, a separate dining room provides an excellent space for entertaining and opens into a bright sun room, creating a fantastic additional reception area with views over the garden. The property also benefits from an additional reception room, currently utilised as a home office, offering flexible accommodation to suit a variety of lifestyles and requirements.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The second bedroom benefits from the property's front extension, providing additional space, while bedroom three is served by a contemporary family bathroom.

Externally, the property benefits from a double driveway providing ample off-street parking and an enclosed rear garden featuring a large patio seating area and low-maintenance artificial lawn. This private outdoor space is perfect for relaxing and entertaining, making it an excellent addition to this attractive family home.

**Lounge** 14' 2" x 11' 7" (4.33m x 3.52m)

**Dining room** 10' 7" x 9' 5" (3.22m x 2.86m)

**Kitchen** 13' 5" x 9' 2" (4.08m x 2.80m)

**Conservatory** 10' 7" x 9' 5" (3.22m x 2.86m)

**Office** 12' 3" x 8' 0" (3.74m x 2.43m)

**Wc**

**Bedroom 1** 11' 11" x 9' 9" (3.62m x 2.96m)

**En-suite** 6' 0" x 5' 5" (1.82m x 1.66m)

**Bedroom 2** 11' 0" x 9' 10" (3.36m x 2.99m)

**Bedroom 3** 13' 7" x 10' 0" (4.13m x 3.06m)

**Bathroom** 6' 7" x 5' 5" (2.00m x 1.66m)

**Disclaimer**
At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.
All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

## Features

- Beautifully presented three bedroom detached family home, finished to a high standard throughout.
- Modern kitchen, separate dining room and bright conservatory providing excellent living and entertaining space.
- Driveway parking and a private, low-maintenance rear garden with patio seating area.
- Popular residential setting in West Allotment, NE27, within easy reach of local amenities and the wider North Tyneside area

## Contact Us

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HOME





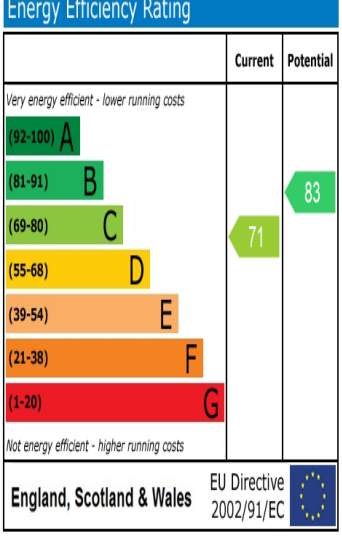


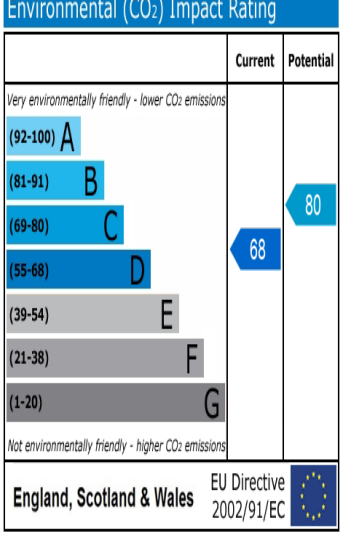






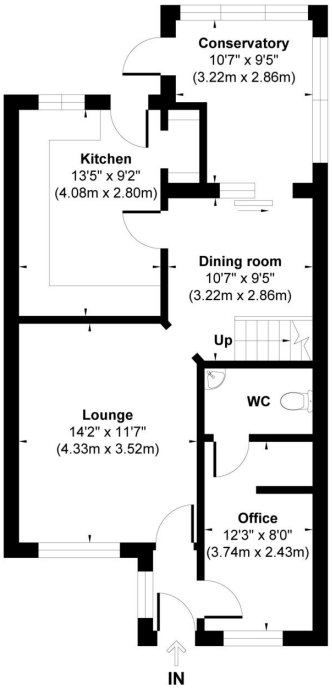




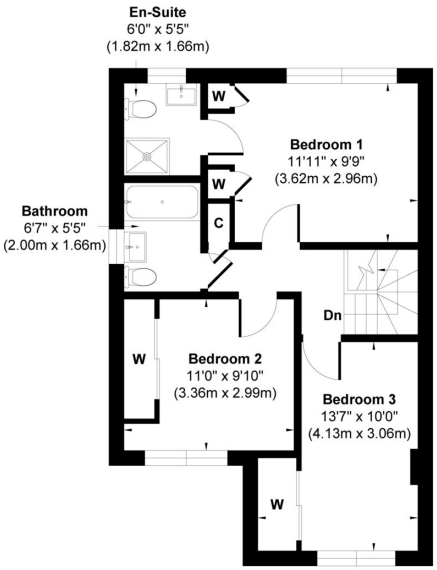










**Ground Floor**
Approximate Floor Area
646 sq.ft
(60.05 sq.m)




**First Floor**
Approximate Floor Area
436 sq.ft
(40.46 sq.m)

**Approx. Gross Internal Floor Area 900 sq. ft / 100.51 sq. m**

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