

Pedlars Close, Holystone, NE27

OIRO £375,000



Full Description

Alexander Hudson Estates are pleased to introduce to market this four-bedroom detached family home located within the increasingly popular area of Holystone, NE27.

The property offers modern, well proportioned accommodation, finished to a lovely standard, which briefly comprises; Entrance Hall including stairs to first floor and access to the ground floor cloakroom/wc. To the front, a bright and spacious living room filled with natural light. The Kitchen is well appointed and fitted with contemporary grey units and includes integrated appliances. The Family area offers a versatile additional reception space and enjoys lovely natural light via the French doors which give access to the rear gardens. From the first floor landing there are four bedrooms, including two with ensuite shower rooms/WC, along with a family bathroom. Externally the property is approached by a driveway for off street parking leading to an integral garage. To the rear is an enclosed private gardens laid to lawn and includes a large patio area, ideal for outside entertaining.

Holystone is a highly regarded residential neighbourhood that combines modern developments with the charm of a village community. Excellent

transport links via the A19 and Coast Road provide fast access to Newcastle, North Tyneside, and the coast. The area offers local shops, parks, pubs, and Silverlink Retail Park for wider shopping and leisure options. Families are drawn to Holystone for its strong community feel and well-regarded schools, including Holystone Primary, making it an appealing location for those seeking convenience, amenities, and family-friendly living.

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

- Within walking distance to local Schools, amenities and transport links.
- Attractive gardens front and rear, driveway parking and integral garage.
- Open-plan kitchen dining space, ideal for entertaining.
- Four bedroom detached family home.

Contact Us

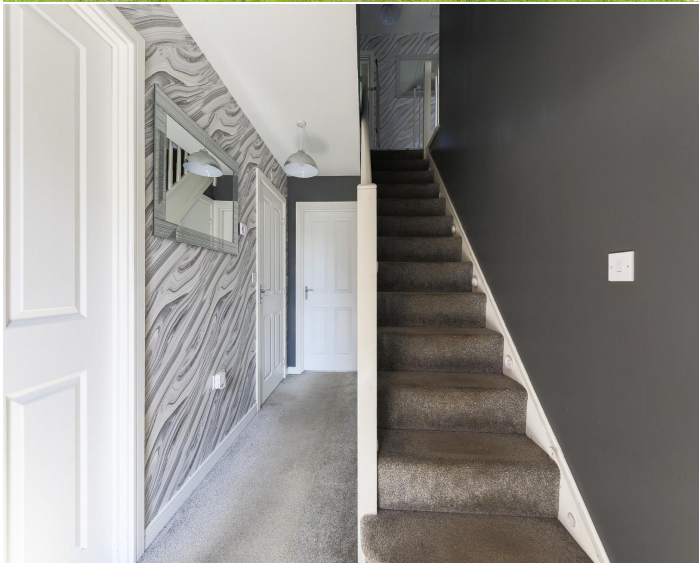
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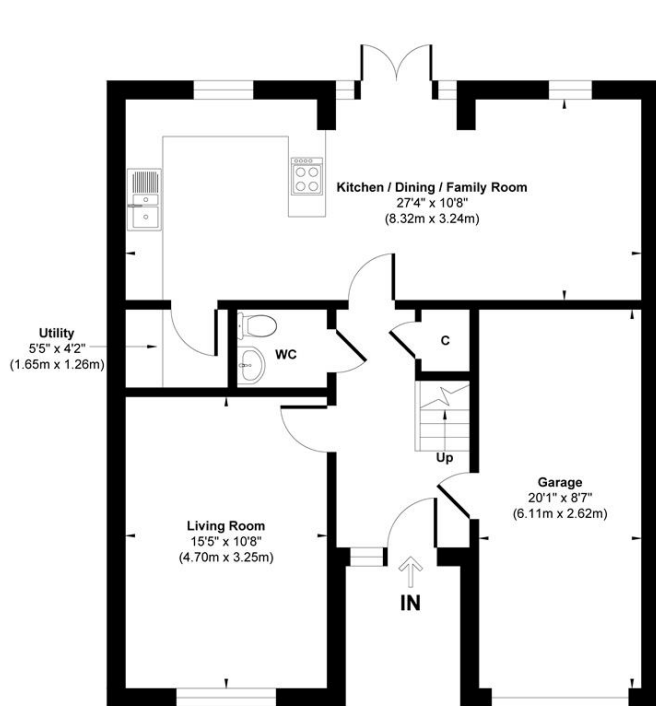




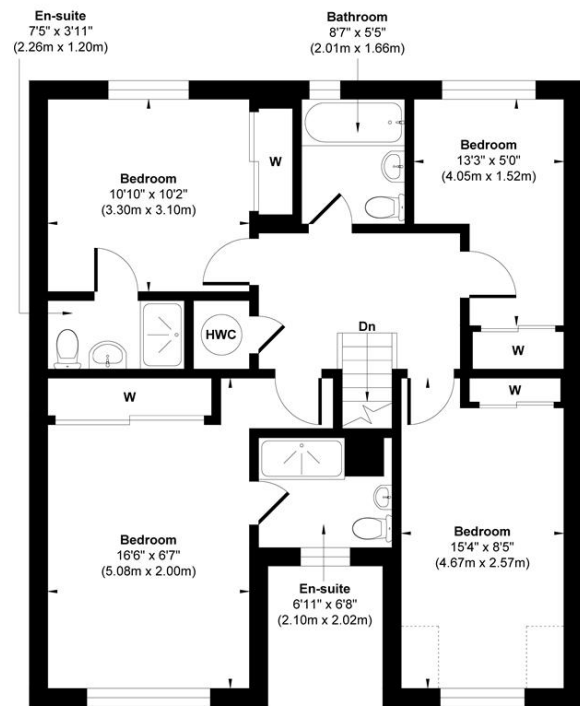
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





Ground Floor
Approximate Floor Area
791 sq.ft
(73.48 sq.m)



First Floor
Approximate Floor Area
791 sq.ft
(73.48 sq.m)

Approx. Gross Internal Floor Area 1582 sq. ft / 146.96 sq. m (Including Garage)

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