

St. Cuthberts Way, Holystone, NE27

OIRO £325,000



Full Description

Alexander Hudson Estates are pleased to bring to market this beautifully presented four-bedroom detached family home with off-street parking, ideally located in the highly sought-after area of Holystone, NE27.

Light-filled and spacious throughout, the property offers a well-proportioned layout comprising: a welcoming entrance hallway, a generous lounge, and a modern kitchen with dining area that opens into a bright conservatory. Additional ground floor features include a separate utility room and a convenient WC. Upstairs, you'll find four well-sized bedrooms, including a master bedroom with en-suite, alongside a stylish family bathroom. Externally, the property benefits from a driveway leading to an integral garage, while to the rear lies a large, sunny garden, perfect for entertaining or relaxing during the warmer months.

This family-friendly home is within walking distance of Holystone Primary School and the Rising Sun Country Park, a scenic 162-hectare green space with woodlands, ponds, and meadows, ideal for walking, cycling, or family outings. Silverlink Retail Park is just a short drive away, offering a wide selection of shops, restaurants, and leisure facilities, including a cinema. For commuters, excellent transport links are available with

frequent bus services to Newcastle City Centre, easy access to the A19 and A1, and Northumberland Park Metro Station just a short walk away, providing direct routes to both the city and the coast.

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

- Spacious and detached four bedroom family home.
- Large driveway and integral garage.
- Sought-after, residential area close-by to schooling, amenities and transport links.
- Well presented and maintained throughout.

Contact Us

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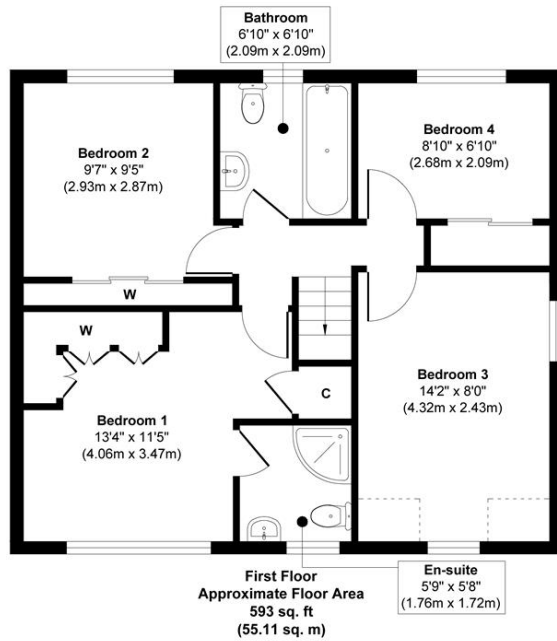
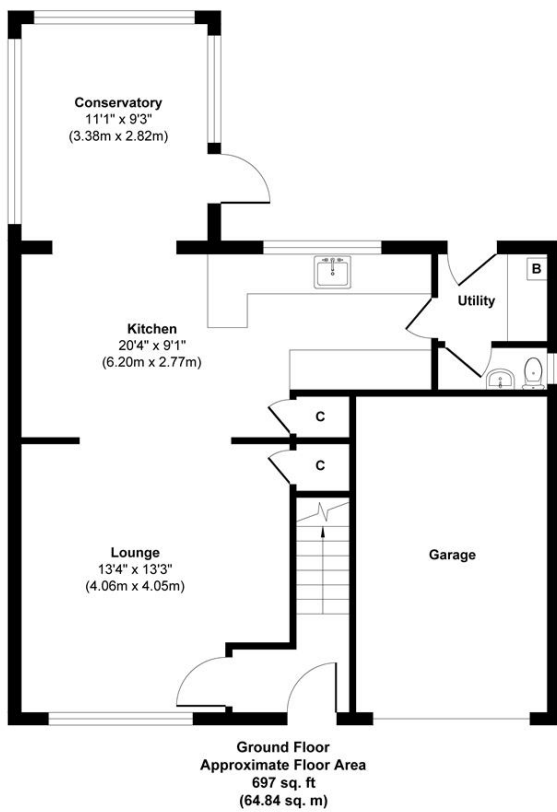
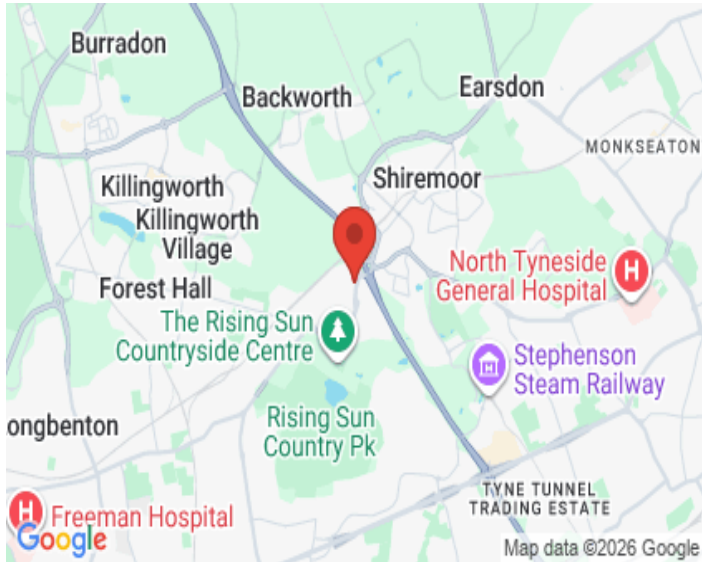








Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67	77	(55-68) D	65	73
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 1290 sq. ft / 119.95 sq. m(Excluding Garage)
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