



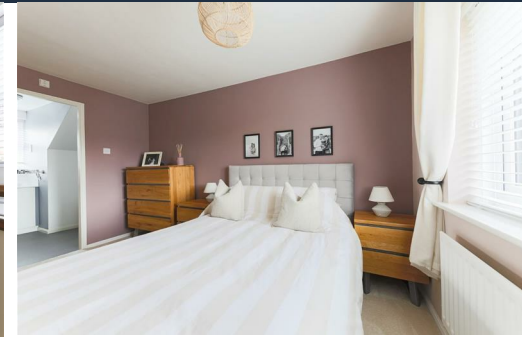
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

St. Cuthberts Way, Holystone, NE27



# The Property

Alexander Hudson Estates are delighted to welcome to the market this stylish three bedroom detached family home with integral garage and off-street parking, ideally situated within a popular residential location.

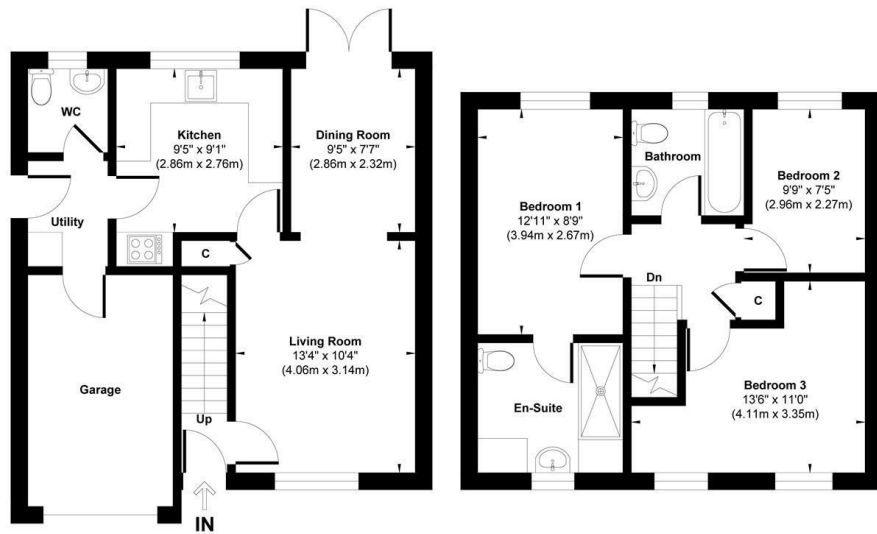
Bright and well proportioned throughout, the accommodation briefly comprises; entrance hallway, spacious living room, separate dining room, and a modern, beautifully presented kitchen featuring sleek fitted cabinetry, contrasting worktops, and ample storage space. The kitchen is positioned to the rear of the property. Additional ground floor benefits include a useful utility area and convenient WC.

To the first floor are three well sized bedrooms, including a generous principal bedroom with en-suite shower room, alongside a contemporary family bathroom and additional storage cupboard.

Externally, the property benefits from a driveway leading to an integral garage, while to the rear is a private garden with patio and grass area, ideal for relaxing and outdoor dining during the warmer months.

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.

Freehold  
Council Tax: C  
EPC Rating: 0

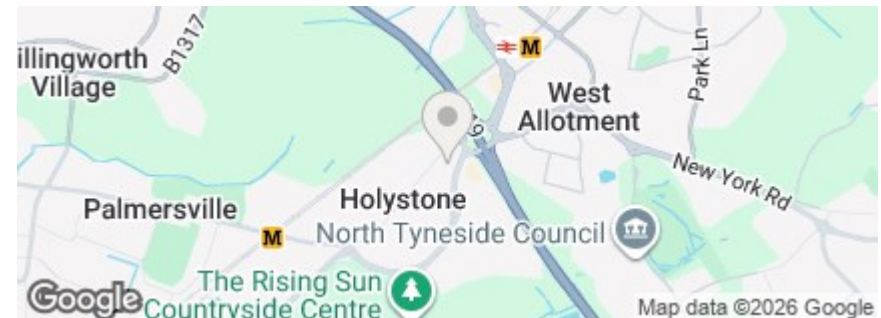


**Ground Floor**  
Approximate Floor Area  
409 sq.ft  
(38.04 sq.m)

**First Floor**  
Approximate Floor Area  
472 sq.ft  
(43.84 sq.m)

**Approx. Gross Internal Floor Area 881 sq. ft / 81.88 sq. m (Excluding Garage)**

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