



**4 bed detached house to buy in**  
Cornmill Crescent, Holystone, Newcastle  
upon Tyne, Tyne and Wear, NE27 0LA

**£375,000** Offers Over

 x4  x2  x2

Tenure  
**Freehold**

Allocated parking

### Property features

- ✓ Four Bedrooms
- ✓ Townhouse
- ✓ Desirable Location
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this modern four bedroom townhouse boasting good size living over three floors and is ideally located within this sought after development in Holystone.

The property comprises; entrance hallway, lounge, downstairs WC, Modern fitted kitchen/diner with a good range of wall and base units quartz complimenting work surfaces, built in electric hob, built in electric oven and grill, quartz sunken sink with mixer tap, integrated dishwasher, integrated washing machine, space for other appliances, space for dining table, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window and radiator. To the first floor are three bedrooms and family bathroom/WC. To the second floor is the master bedroom with fitted wardrobes and en-suite shower room/WC.

Externally to the front is two allocated parking spaces and detached garage. To the rear of the property is a private garden mainly laid to lawn with paved patio areas, water feature, shed and fenced boundaries.

The property benefits from UPVC double glazing and gas central heating.

This property must be viewed to be fully appreciated.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g27568>

Please call our Forest Hall office for more information or to book your viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £375,000

Property Type: Detached House

Parking: Allocated, Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With doors off to the lounge, kitchen/diner, ground floor WC and stairs to the first floor.

## Lounge

4.54m x 3.33m (14'10" x 10'11")

UPVC double glazed window to the front, electric fire in feature surround and radiator.



## Kitchen/Diner

5.97m x 2.97m (19'7" x 9'8")

Modern fitted kitchen/diner with a good range of wall and base units quartz complimenting work surfaces, built in electric hob, built in electric oven and grill, quartz sunken sink with mixer tap, integrated dishwasher, integrated washing machine, space for other appliances, space for dining table, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window and radiator.



## Ground Floor WC

1.70m x 1.03m (5'6" x 3'4")

With low level WC, hand wash basin, part tiled walls, UPVC double glazed window and radiator.



## First Floor Landing

With doors off to three bedrooms, family bathroom/WC and stairs to the second floor.

## Bedroom Two

3.43m x 3.15m (11'3" x 10'4")

UPVC double glazed window to the rear, en-suite shower room/WC and radiator.



## En-suite

2.03m x 1.41m (6'7" x 4'7")

Three piece shower room comprising; shower cubicle, hand wash basin, low level WC, partially tiled walls, tiled floor and heated towel rail.



## Bedroom Three

3.43m x 2.72m (11'3" x 8'11")

UPVC double glazed window to the rear and radiator.



## Bedroom Four

3.38m x 2.68m (11'1" x 8'9")

UPVC double glazed window to the front and radiator.



## Family Bathroom/WC

2.49m x 1.68m (8'2" x 5'6")

White three piece bathroom suite comprising; bath, hand wash basin, low level WC, partially tiled walls, tiled floor, UPVC double glazed window and radiator.



## Second Floor Landing

with doors off to the master bedroom and useful storage cupboard.

## Master Bedroom

5.86m x 2.77m (19'2" x 9'1")

UPVC double glazed dormer to the front, two double glazed Velux windows to the rear, fitted wardrobes, en-suite shower room/WC and radiator.



## Master En-suite

2.45m x 2.32m (8'0" x 7'7")

Modern three piece shower room comprising; shower cubicle, hand wash basin, low level WC, part tiled walls, tiled flooring, Velux window and heated towel rail.



## Rear Garden

Private rear garden mainly laid to lawn with paved patio areas, water feature, shed and fenced boundaries.

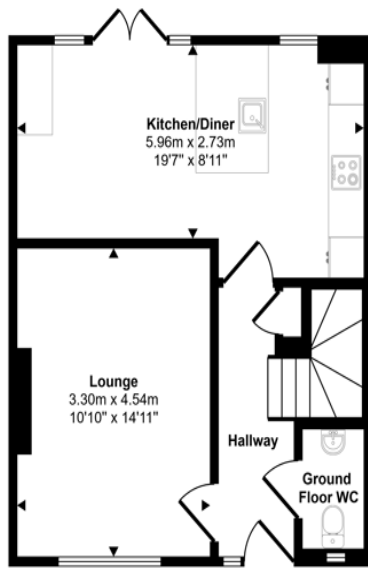


## Side Garden

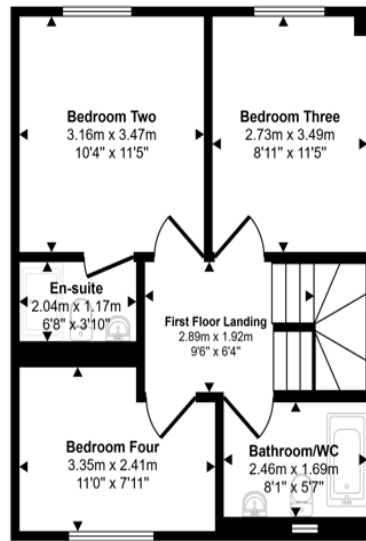
To the side of the property is mainly gravelled with paved patio area, decked area and fenced boundaries.



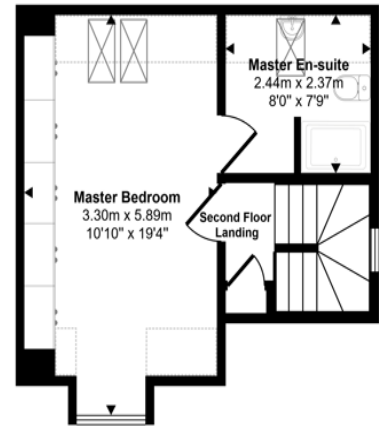
Approx Gross Internal Area  
120 sq m / 1288 sq ft



Ground Floor  
Approx 44 sq m / 477 sq ft



First Floor  
Approx 46 sq m / 490 sq ft



Second Floor  
Approx 30 sq m / 321 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Cornmill Crescent, Holystone, Newcastle upon Tyne, Tyne and Wear, NE27 0LA

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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