



22 Edmund Road

Holystone





22 Edmund Road, Holystone, Newcastle upon Tyne NE27 0HF

Guide Price £329,950

A stunning and beautifully presented four bedroom detached house in Holystone Park, built by Taylor Wimpey in 2017 and much improved and extended by the current owners since their purchase. The 'Haddenham' style family home has had an impressive 17ft Pennine Conservatory added (20 year guarantee) with bi-fold doors, bespoke fitted blinds and under floor heating, as well as many other recent additions; double gates and artificial hedging to the driveway, new flooring and carpets fitted in Dec/Jan 2019, remote controlled LED lighting, second integrated fridge/freezer added to kitchen, fitted wardrobes in each bedroom, new cladding in family bathroom, and the gardens landscaped with decked terraces/artificial lawn and external lighting.

Reception hallway | Cloakroom/wc | Fabulous sitting room | Impressive 20ft contemporary kitchen/dining room with integrated appliances and doors to the conservatory | Magnificent Pennine conservatory with fitted blinds, under floor heating, bi- fold doors and anti-glare roof glass | Utility room | First floor landing | Access via ladder to boarded loft with electric and built in storage | Master bedroom with fitted wardrobes | Ensuite shower/wc | Guest double bedroom with fitted wardrobes | Ensuite shower/wc | Two further bedrooms (one currently used as a dressing room) | Family bathroom/wc | Single integral garage | Gated driveway for 4 cars. Holystone Park is located in the Benton district of Newcastle, and has easy access to the A19 and Tyne Tunnel, Gosforth and Newcastle city centre and the Coast for commuting throughout the region.

The local area offers all of the amenities you could need for daily life - including 24 hour supermarkets, convenience stores, pubs, café's and a selection of restaurants, as well as a post office and a choice of schools. The nearby 'Rising Sun Country Park' is ideal for country walks and the 'Cookhouse & Pub' family restaurant and Premier Inn is located a short walk from the property. A viewing is essential to appreciate the quality of accommodation on offer.



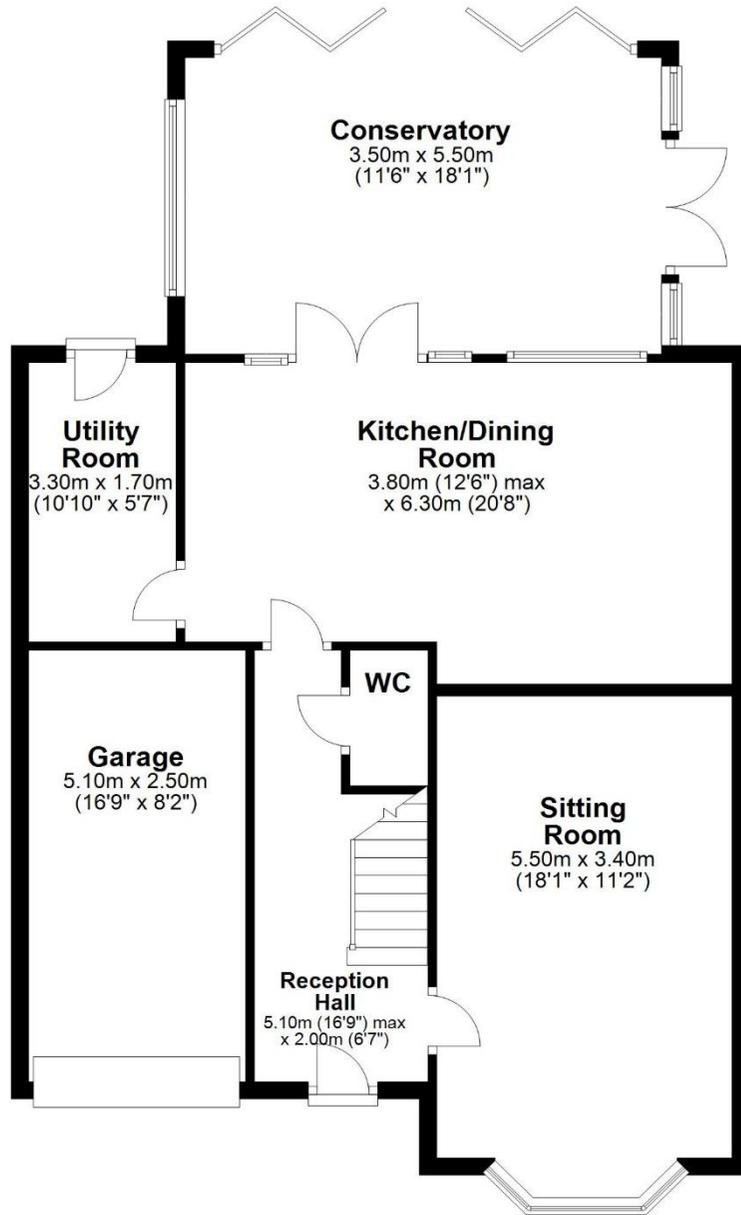






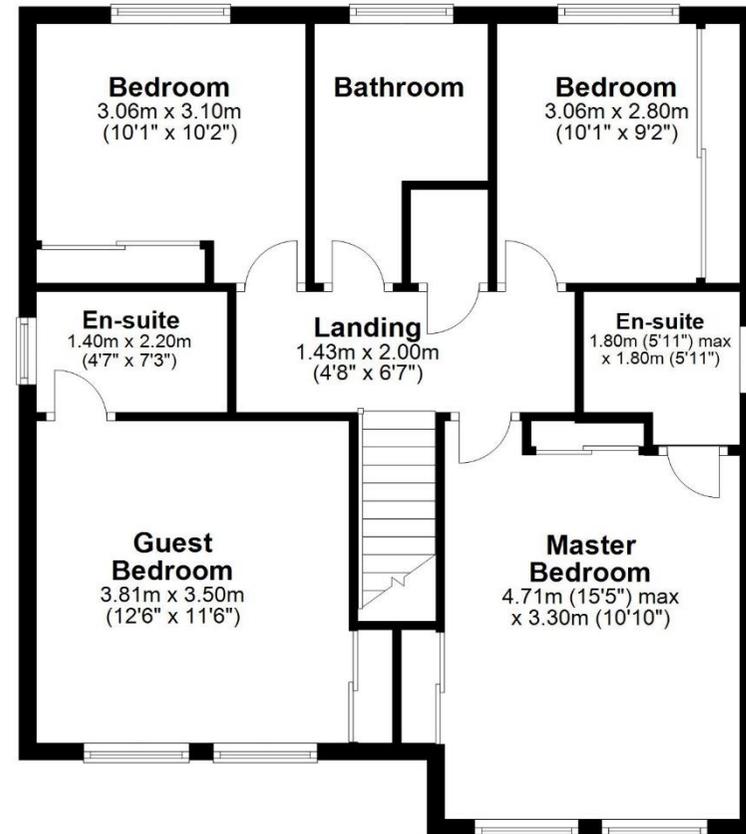
Ground Floor

Approx. 92.0 sq. metres (990.0 sq. feet)



First Floor

Approx. 71.0 sq. metres (763.7 sq. feet)



Total area: approx. 162.9 sq. metres (1753.7 sq. feet)

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