

**1 EDMUND ROAD**  
**NEWCASTLE UPON TYNE NE27 0HF**  
**£305,000**

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- **THREE BEDROOM DETACHED HOUSE ON SUBSTANTIAL PLOT**
- **TWO RECEPTION ROOMS**
- **CONTEMPORARY KITCHEN**
- **BATHROOM WC & DOWNSTAIRS WC & EN SUITE**
- **ATTACHED GARAGE**
- **FRONT GARDEN WITH DRIVEWAY PARKING FOR MULTIPLE CARS**
- **REAR GARDEN**
- **EPC RATING B**

This beautiful, modern, well presented detached property was built in 2016 and is perfectly located against a residential setting. It displays a variety of modern features and is ideal for a family or young couple.

This is a three bedroom property set over two floors. Ground Floor: Two reception rooms, kitchen, downstairs WC. First floor: Three bedrooms (master en suite), bathroom WC. Externally: driveway parking, attached garage, front garden, rear garden.

The fabulous location, superb layout and amazing condition of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Holystone is a quiet residential area positioned close to excellent transportation links to the centre of Newcastle and the beautiful North East coastline. It has a range of amenities and good local schooling.

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**ENTRANCE HALLWAY**

Enter through the composite front door with glazed inserts into the welcoming entrance hallway with double radiator with decorative cover and stairs incorporating spindles to first floor. Doors to two reception rooms, kitchen, downstairs WC and garage.

**RECEPTION ROOM ONE**

**10'1" x 8'7"**

Reception room one is stylish and front facing with UPVC double glazed window and double radiator.

**RECEPTION ROOM TWO**

**14'10" x 9'11" (into recess)**

Reception room two is spacious, bright and rear facing with double radiator, TV point and UPVC double glazed French doors with UPVC surround to rear garden.



**KITCHEN**

**9'11" x 9'8"**

Modern kitchen benefitting from wall, base and drawer units with contrasting worktops incorporating one and a half bowl sink, mixer taps and drainer. Integrated appliances include single oven, four ring gas hob, extractor hood, fridge freezer, dishwasher, washer dryer. There is a UPVC double glazed window, partially tiled walls and single radiator. UPVC double glazed doors to garden.

**DOWNSTAIRS WC**

Benefitting from pedestal wash basin with tiled splashback, low level WC and single radiator.

**LANDING**

The landing is spacious with loft access, UPVC double glazed window, built in storage cupboard and single radiator. Doors to three bedrooms and bathroom WC.

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**BEDROOM ONE**

12'2" x 10'4" (into recess)

Bedroom one is elegant and front facing with UPVC double French doors to balcony, fitted wardrobes, single radiator and wall mounted TV point. Door to Ensuite.

**EN SUITE**

Modern en suite benefitting from walk in shower, pedestal wash basin, low level WC, partially tiled walls, tiled flooring, single radiator and UPVC double glazed obscured window.

**BEDROOM TWO**

11'7" x 10'7"

Bedroom two is modern, bright and rear facing with UPVC double glazed window, single radiator and panelling to half wall.

**BEDROOM THREE**

10'4" x 9'3" (into recess)

Bedroom three is rear facing with UPVC double glazed window, wood effect flooring and single radiator.



**BATHROOM WC**

8'5" x 6'10" (into recess)

Modern contemporary bathroom benefitting from panelled bath, pedestal wash basin and low level WC. There are partially tiled walls, tiled flooring, double radiator and UPVC double glazed obscured window.

**GARAGE**

14'4" x 8'1"

Attached garage with lighting, power points, wall mounted boiler and up and over garage door.

**FRONT GARDEN**

Impressive front garden with driveway parking for multiple cars and lawn.

**REAR GARDEN**

Laid to lawn rear garden with composite decking, stone paved patio area, borders and water tap. The boundary is marked by a fence with gated side access to the front.

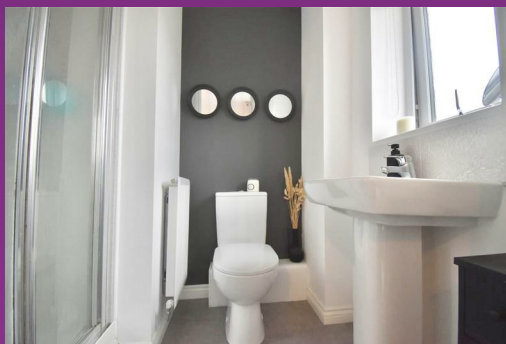
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## Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

## Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



## The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12002

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		94	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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