

SIGNATURE

NORTH EAST

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📍 Harbottle Grove, Holystone NE27 0NZ

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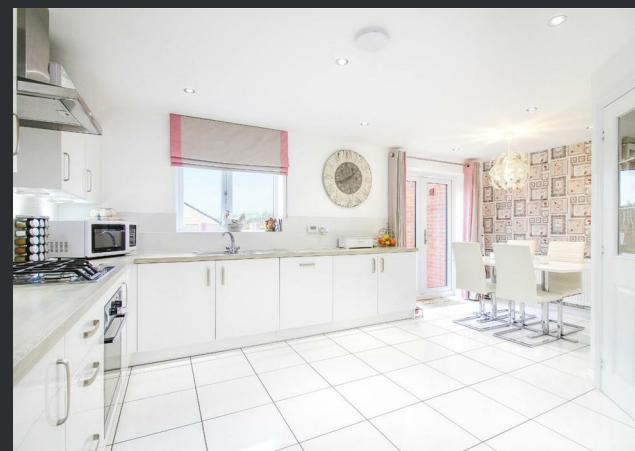
Guide Price £459,950

Signature North East welcomes you to Harbottle Grove, Holystone. This impressive five-bedroom detached home is situated in a vibrant residential area that perfectly balances urban convenience with natural beauty, making it an attractive and desirable location for families. The area benefits from reputable schools, green spaces, and parks such as the Rising Sun Country Park. Excellent transport links, including the A19, provide easy access to Newcastle City Centre and neighbouring towns. Silverlink Retail Park is just a short drive away, offering a wide selection of shops and eateries, while the nearby Northumberland coast further enhances the appeal of the location.

As you step inside, the welcoming hallway leads to a dining room on the left, featuring elegant internal French doors—ideal for formal gatherings and mealtimes. Returning to the hallway, you'll find the heart of the home: the bright and spacious kitchen/dining area, perfect for informal gatherings and everyday meals. The kitchen offers a plethora of wall and base units, ample sleek counter space for meal preparation, and a dedicated space for a dining table, making it a sociable and functional area for family meals. A set of French doors provides direct access to the garden, further enhancing the sense of space and light. The utility room is easily accessible and also offers outdoor access. Adjacent to the kitchen, the inviting living room is a comfortable space for quality time with loved ones, filled with natural light and featuring a central electric fireplace as an attractive focal point. French doors also lead to the garden, further enhancing the indoor-outdoor connection. A convenient WC completes the ground floor.

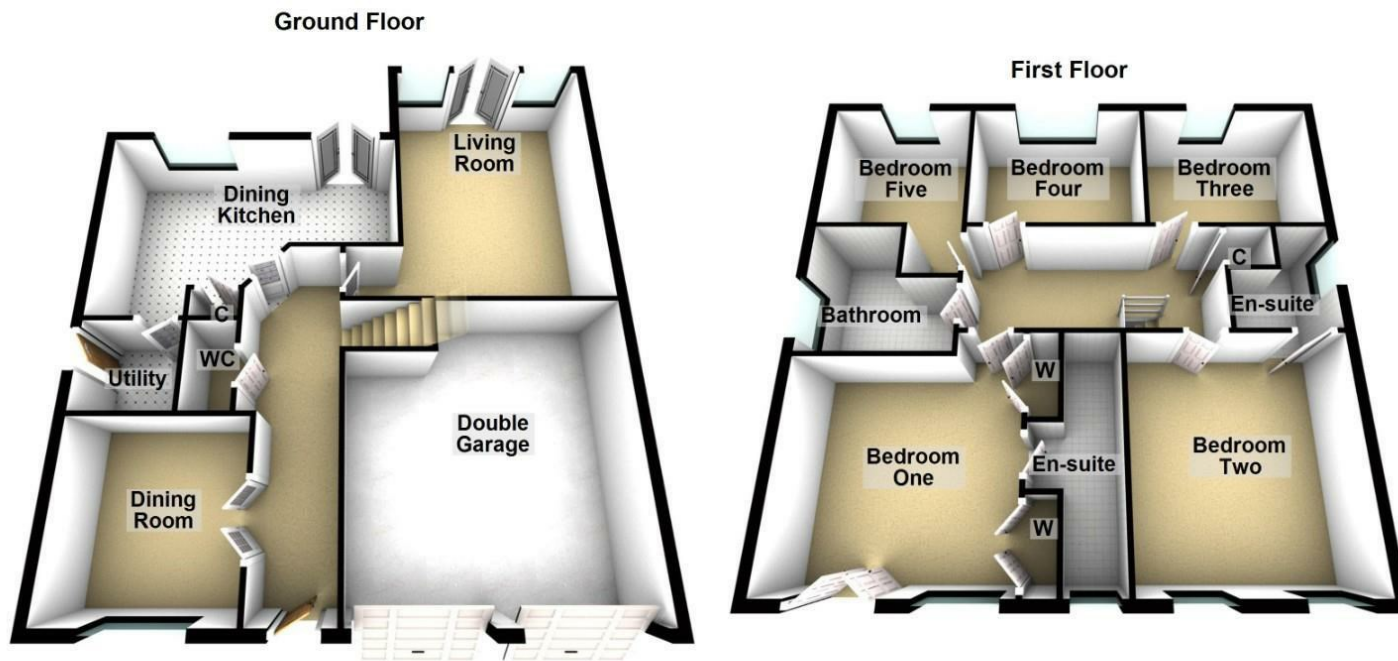
The first floor hosts five beautifully presented bedrooms, offering the perfect retreat at the end of the day. The principal bedroom boasts fitted 'his and hers' wardrobes, an en-suite, and a charming Juliet balcony, allowing plenty of natural light to flood the space. Bedroom two also benefits from an en-suite, while the remaining three bedrooms provide versatility, making them ideal for children's rooms, guest accommodation, or a home office. The family bathroom completes the floor and features a bathtub for ultimate relaxation.

Outside, the rear garden is a private outdoor haven, featuring a lush lawn, a decked area perfect for outdoor furniture, and a patio ideal for entertaining. For parking, the double garage offers space for two vehicles or additional storage, while the double driveway provides further parking for two more cars.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Measurements:

Living Room
17'2" x 12'7"

Dining Kitchen
18'8" x 12'7"

Dining Room
10'5" x 10'2"

Utility Room
5'8" x 5'4"

W.C.
5'4" x 2'0"

Bedroom One
13'4" x 13'1"

En-Suite
11'5" x 4'2"

Bedroom Two
12'5" x 11'6"

En-Suite
6'5" x 6'2"


Bedroom Three
11'1" x 8'9"

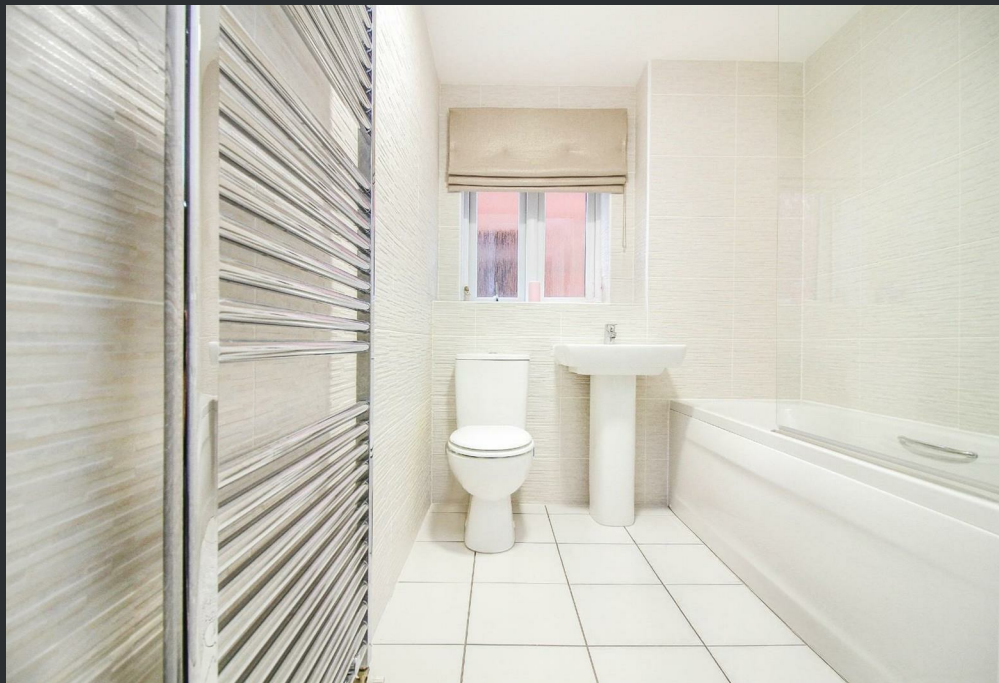
Bedroom Four
10'9" x 8'9"

Bedroom Five
9'9" x 9'4"

Bathroom
8'5" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 		





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