

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Holly Court, Newcastle Upon Tyne NE12 5AN

Welcome to the market, a stunning property located on the outskirts of Camperdown, nestled within a private cul-de-sac. This charming 4-bedroom detached home boasts beautifully presented, generously sized rooms throughout, making it an ideal residence for families seeking both comfort and convenience. Its great location ensures proximity to excellent restaurants, schools, and amenities, presenting a wonderful opportunity for families looking for their dream home.

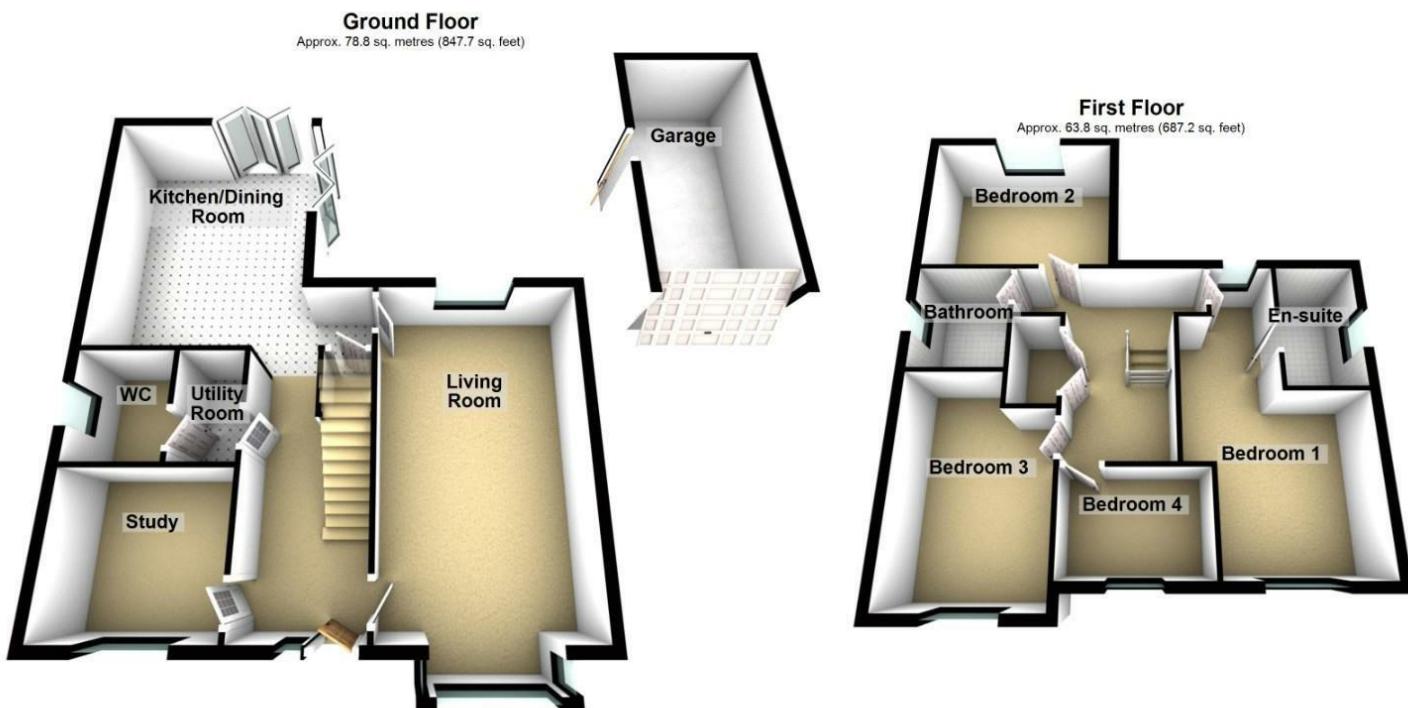
Step into the welcoming hallway, the gateway to this exceptional residence. The large living room, adorned with a bay window, offers ample space for your desired furnishings, providing a perfect setting for relaxation and entertainment. The adjacent open-plan kitchen dining room features elegant bifold doors leading to the rear garden, creating a seamless indoor-outdoor flow. The recently installed kitchen boasts attractive wall and base units, complemented by sleek countertops and integrated appliances, ensuring both style and functionality. A versatile study, utility room, and W.C. complete the ground floor, catering to a variety of needs.

Ascending to the first floor, you're greeted by four generously sized bedrooms, three of which easily accommodate double beds and additional furnishings. The master bedroom boasts its own ensuite with a walk-in shower, hand basin, and W.C., providing a luxurious retreat. The fourth bedroom offers versatility, suitable for use as an office or dressing room. A well-appointed bathroom with a bathtub, shower, hand basin, and W.C. caters to the needs of the household.

Externally, this property offers a generous south facing back garden with an artificial lawn and a delightful patio area, perfect for outdoor relaxation and entertaining. Off-street parking is available for three cars via a detached garage and driveway, providing convenience and security. Access to the garage from the garden enhances practicality, making this residence truly exceptional.



PROPERTY FLOORPLAN



Measurements:

Living Room
19'3" x 11'5"

Kitchen / Dining Room
15'6" x 12'4"

Study
9'4" x 8'7"

Utility Room
6'3" x 3'8"

WC
6'3" x 5'4"

Bedroom One
19'3" x 11'5"

En Suite
8'1" x 4'11"

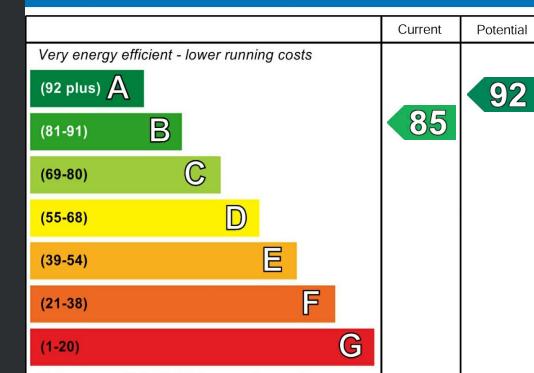
Bedroom Two
12'4" x 9'10"

Bedroom Three
13'6" x 9'4"

Bedroom Four
8'9" x 6'2"

Bathroom
6'11" x 6'0"

Energy Efficiency Rating







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://www.allAgents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

* Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://www.allAgents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News