

SIGNATURE

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 Pedlars Close, Newcastle Upon Tyne NE27 0NY

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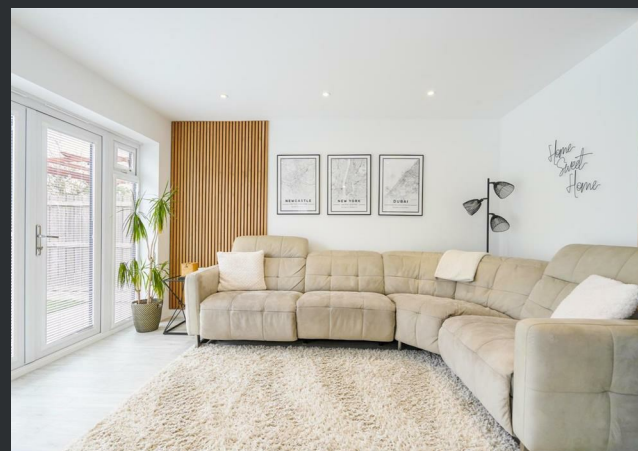
Asking Price
£475,000

Signature North East are delighted to welcome this well-presented four-bedroom detached home, built in 2019, to the market in the popular area of Holystone. Ideally suited for commuters, the property offers excellent access to the A19, A1058 Coast Road and Tyne Tunnel, with metro stations within walking distance. The coastline, Rising Sun Country Park and a range of local amenities, including Silverlink Retail Park are all just a short drive away.

Upon entering, you are welcomed into a spacious hallway which leads to the main living room, open plan kitchen diner and a convenient downstairs WC. The living room features a stylish media wall, modern fireplace and ample space for furnishings. The contemporary kitchen dining area offers French doors and a floor-to-ceiling window, allowing for plenty of natural light and views of the landscaped garden. It also includes a central island, attractive wall and base units, and integrated appliances. A utility room and a snug lounge with French doors overlooking the garden complete the ground floor.

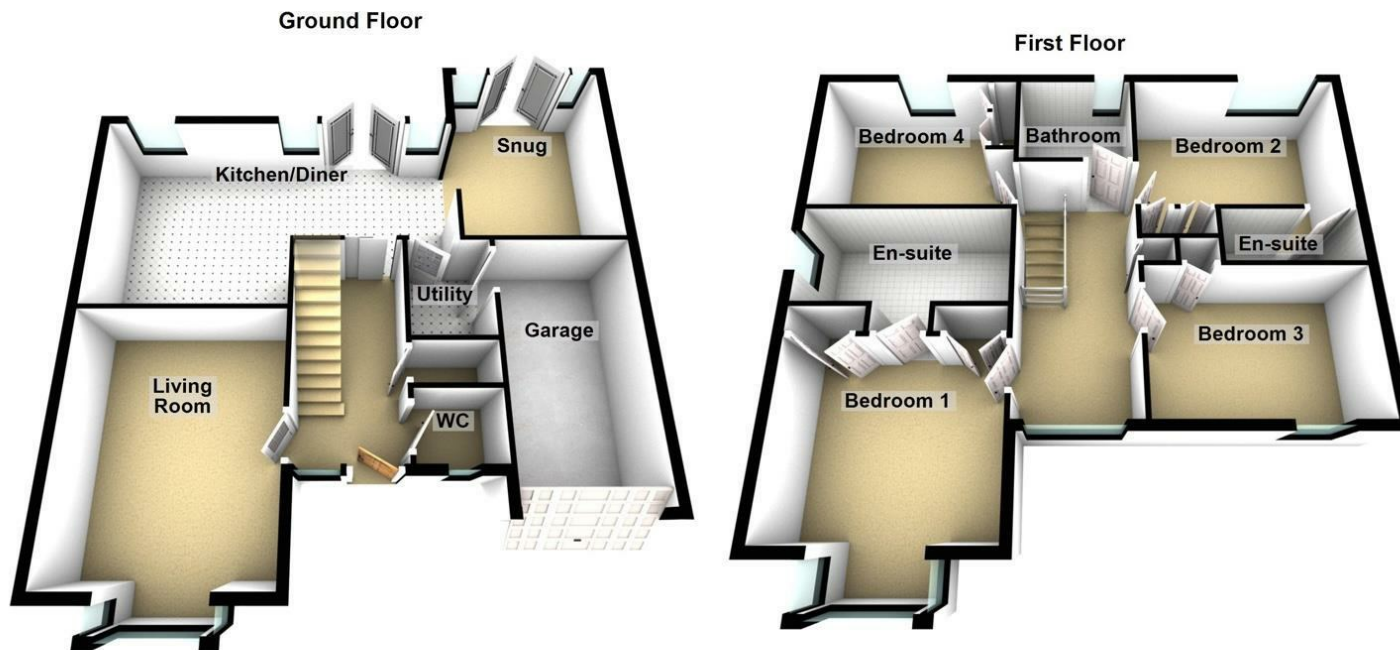
To the first floor, there are four generously sized double bedrooms, all offering space for additional furnishings. The landing benefits from a floor-to-ceiling window, enhancing natural light throughout. Bedroom one features decorative panelling and a spacious en-suite with his and hers sinks, walk-in shower and bathtub, while bedroom two also benefits from an en-suite. The family bathroom includes a bathtub with overhead shower, hand basin and WC. All interior doors are oak and were fitted in 2025.

Externally, the property benefits from a double driveway and garage, providing ample off-street parking. The rear garden has been thoughtfully landscaped to create a versatile and attractive outdoor space, complete with an in-ground trampoline, ideal for both relaxing and family use.



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

PROPERTY FLOORPLAN



Total area: approx. 166.0 sq. metres (1787.2 sq. feet)

Measurements:

Living Room
15'6" x 12'6"

Kitchen / Diner
13'4" x 23'1"

Snug
9'6" x 12'11"

Utility
5'1" x 5'8"

Bedroom One
11'0" x 12'6"

Bedroom Two
9'6" x 13'5"

Bedroom Three
8'9" x 13'5"

Bedroom Four
9'6" x 10'8"

Bathroom
7'2" x 6'0"

En Suite Bedroom One
12'6" x 6'1"

En Suite Bedroom Two
7'10" x 3'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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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