

SIGNATURE

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📍 Edmund Road, Newcastle Upon Tyne NE27 0HF

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Offers Over £380,000

Signature North East welcomes you to this impressive four-bedroom detached corner plot property, ideally located within the sought-after residential area of Holystone. The location is well placed for a selection of bars and eateries, schools and nearby green spaces including The Rising Sun Country Park. Northumberland Park Metro Station is close by, offering excellent transport links. The property further benefits from a Hive smart heating system with separate zone control for the ground and first floors, alongside an upgraded magnetic clean boiler system, which is serviced annually.

Upon entering the home, you are greeted by a welcoming entrance hallway featuring a stylish glass staircase. From here, step into the spacious living room, where large windows allow natural light to flow through the space, further enhanced by downlights. Glass doors lead through to the dining room, an ideal setting for hosting, with elegant French doors opening out to the rear garden. The kitchen is fitted with attractive wall and extended base units, complemented by sleek worktops and premium porcelain wall tiles, and includes an integrated Bosch dishwasher and a double oven. French doors also provide access to the garden from the kitchen, while a convenient WC completes the ground floor.

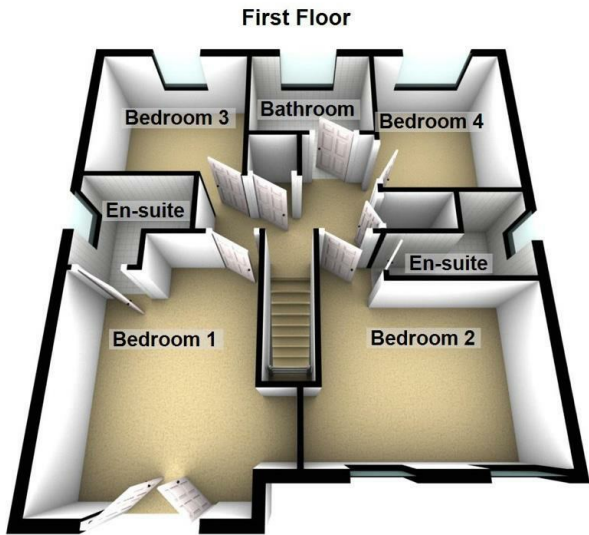
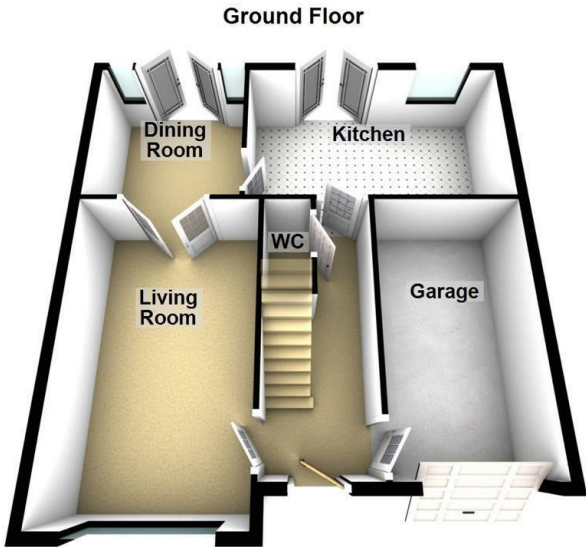
The first floor features premium carpet and underlay throughout and offers four well-sized double bedrooms. Two of the bedrooms benefit from en-suite shower rooms, while the family bathroom is fitted with a bathtub, overhead shower, wash basin and WC. The family bathroom and en-suites are finished with floor-to-ceiling tiling, stylish vanity units and full-height heated towel rails, creating a modern and cohesive finish throughout. Further benefits include a fully boarded loft with an enlarged loft hatch.

Externally, the property enjoys a well-sized rear garden, enclosed by a half red-brick wall and laid with a re-turfed lawn and extended paving slabs, creating an inviting space for outdoor seating and entertaining. The front garden features well-established, low-maintenance evergreen hedging and an external front light, with waterproof sockets installed to both the front and rear of the property. Parking is available via the garage, which benefits from internal access, hardwearing flooring and an electric rolling shutter, alongside a driveway providing parking for up to two vehicles, adding further practicality to this exceptional family home.



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

PROPERTY FLOORPLAN



Total area: approx. 133.4 sq. metres (1435.5 sq. feet)

Measurements:

Living Room
18'2" x 10'11"

Kitchen
9'8" x 16'8"

Dining Room
9'9" x 9'8"

WC
2'9" x 6'2"

Bedroom One
15'0" x 10'11"

En Suite
6'9" x 3'6"

Bedroom Two
6'6" x 12'4"

En Suite
8'5" x 6'0"

Bedroom Three
8'11" x 10'2"

Bedroom Four
10'2" x 8'4"

Bathroom
6'0" x 7'5"

Garage
15'3" x 8'4"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		





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