





- Popular Location
- Two Bathrooms
- Double Garage
- Excellent Amenities Nearby
- Viewing Recommended
- Four Bedrooms
- Two Reception Rooms
- Close To Metro
- Council Tax Band *D*
- Call For More Informaiton





**** Video Tour on our YouTube Channel | https://youtu.be/cuST5UY_Llk ****

This impressive four-bedroom detached home is located in the highly sought-after Holyfields development in West Allotment. Offering generous living space throughout, the property is ideal for families or professionals looking for a spacious and comfortable home in a well-connected area.

Situated in a quiet cul-de-sac, the home is ideally located within walking distance of the Northumberland Park Metro Station, providing quick and easy access to Newcastle city centre and the coast. It is also close to local green spaces and parks and just a short drive from the Silverlink Retail Park with a wide range of shops, restaurants, and leisure facilities. With excellent road connections via the A19 and A1058 Coast Road, commuting and travel across the region is incredibly convenient.

The ground floor boasts two bright and versatile reception rooms, providing ample space for both relaxation and entertaining. The dining room features sliding doors that open directly onto the rear garden, creating a natural flow between indoor and outdoor living—perfect for hosting guests or enjoying warm summer days. The fitted kitchen is complemented by a separate utility room, and there is also the convenience of a ground floor WC. Upstairs, there are four well-proportioned bedrooms, including the main with its own en suite shower room and a dressing room. A stylish family bathroom WC serves the remaining bedrooms.

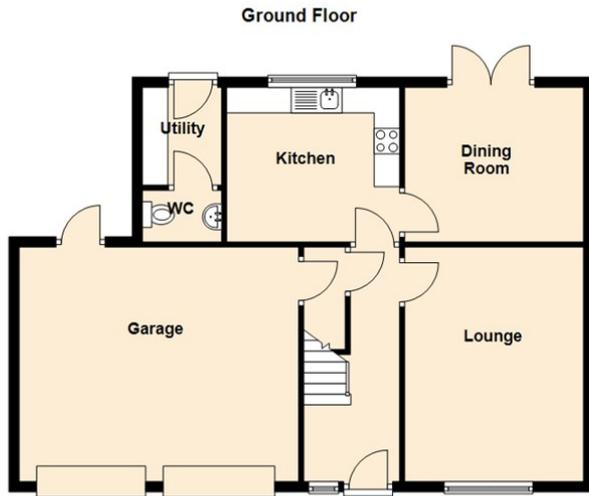
Outside, the property enjoys a garden to the front alongside driveway parking for two vehicles and an attached double garage. There is also a delightful rear garden with a decked area, patio and lawn.

Viewings are highly recommended. To arrange yours or for more information, please, call our Tynemouth branch on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band *D*.



Lounge 12'1" x 16'9" (3.70 x 5.13)

Dining Room 9'6" x 10'6" (2.92 x 3.22)

Kitchen 11'2" x 10'2" (3.42 x 3.11)

Bedroom One 12'7" x 10'11" (3.84 x 3.33)

Bedroom Two 16'1" x 8'8" (4.91 x 2.65)

Bedroom Three 12'4" x 8'3" (3.77 x 2.53)

Bedroom Four 8'11" x 11'10" (2.74 x 3.62)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	74	83
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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