





- **Stunning Detached House**
- **Extended Family Room**
- **Two Bathrooms**
- **Cul-De-Sac Position**
- **Council Tax Band *C***
- **Three Bedrooms**
- **Bi Folding Doors**
- **Spacious Living**
- **Off Street Parking**
- **Freehold**





**** Video Tour on our YouTube Channel | <https://youtu.be/cgo0HSW9HVo> ****

Located in the popular Holyfields development in West Allotment, this beautifully presented, three-bedroom, detached home offers generous living space throughout. Perfect for families or professionals, it combines comfort, space, and excellent connectivity in a desirable setting.

Ideally located in a quiet cul-de-sac and within walking distance of the Northumberland Park Metro Station, providing quick and easy access to Newcastle city centre and the coast. The property is 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. Well-regarded schools nearby make it an ideal choice for families, while excellent road links via the A19 and A1058 Coast Road ensure easy commuting across the region.

Internally, the property offers a warm and inviting entrance lobby, a comfortable lounge, and ample storage space. At the heart of the home lies a stunning, extended kitchen-family room, designed to impress. Fitted with high-specification units, integrated appliances, and a striking centre island complete with a breakfast bar. Bi-folding doors and multiple skylights flood the room with natural light, creating a bright, airy atmosphere and a seamless connection between indoor and outdoor living. Perfectly suited for both relaxed family living and stylish entertaining. To the first floor there are three good-sized bedrooms, the main with a stylish en-suite, and there is a contemporary family bathroom WC with shower over the L-shaped bath. Externally there is off street parking to the front and a charming garden to the rear.

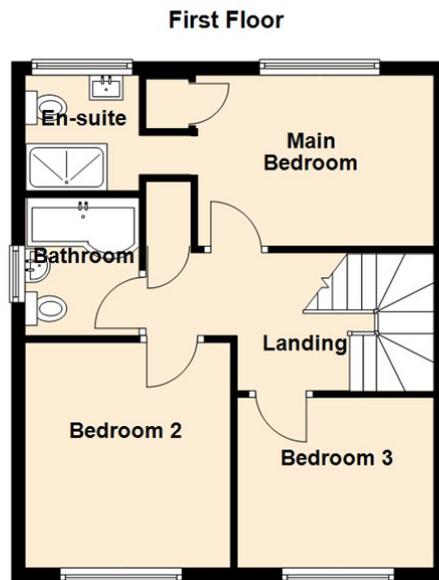
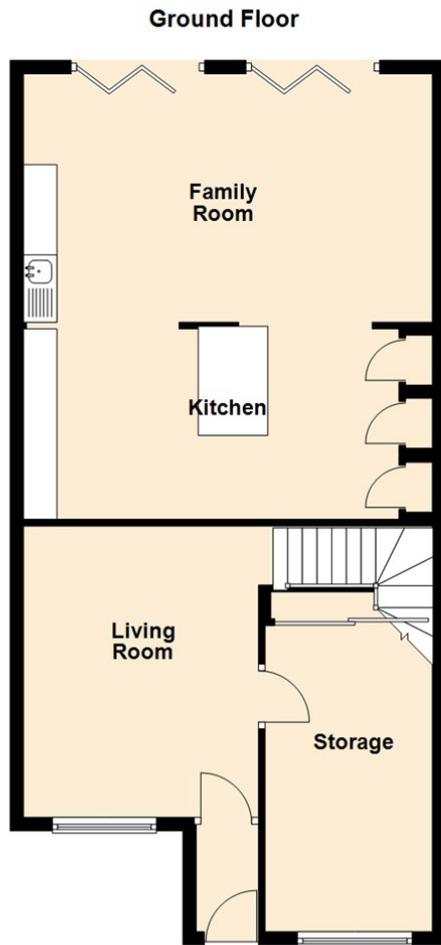
Viewings are highly recommended. To arrange yours or for more information, please, call our Tynemouth branch on 0191 257 2000.

Tenure

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

Council Tax Band *C*.





Living Room 14'2" x 6'6" (4.33 x 2.00)

Storage 16'6" x 8'2" (5.05 x 2.51)

Kitchen 9'3" x 20'1" (2.83 x 6.13)

Family Room 12'1" x 20'1" (3.69 x 6.13)

Main Bedroom 8'3" x 11'7" (2.54 x 3.54)

Bedroom Two 10'10" x 10'1" (3.31 x 3.08)

Bedroom Three 8'3" x 9'8" (2.54 x 2.95)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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