

# BRUNTON

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## RESIDENTIAL



**ROWCHESTER WAY, HOLYSTONE, NE27**

**£279,950**



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Well-presented three-bedroom detached home situated on Rowchester Way, offering well-balanced accommodation arranged over two floors and ideally suited to modern family living.

The ground floor is centred around a bright lounge with a front aspect, and an open-plan kitchen-diner that spans the width of the property. The kitchen is fitted with a range of wall and base units, integrated appliances and French doors opening to the rear garden, while a convenient ground-floor WC and tile-effect flooring complete the layout. The first floor provides three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, along with a family bathroom serving the remaining bedrooms.

Rowchester Way is located within a desirable residential area of Holystone, close to a range of local shops and amenities. The property benefits from excellent transport links and road connections, offering easy access to nearby towns, Newcastle city centre and surrounding areas, making it ideal for families and professionals alike.



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The internal accommodation comprises: an entrance vestibule which opens into a spacious lounge, benefiting from a large front-aspect window. A door leads from here to a central hallway which provides access to a convenient ground-floor WC and stairs to the first floor, as well as the open-plan kitchen-diner, which spans the width of the property. The kitchen benefits from a range of fitted wall and base units and integrated appliances to include an oven, hob and extractor hood, a fridge/freezer, dishwasher and washing machine. A double-glazed window and French doors lead out to the rear garden, and the ground floor enjoys tile-effect flooring throughout.

The first floor landing provides loft access and a convenient storage cupboard, along with three well-proportioned bedrooms. The principal bedroom enjoys an en-suite shower room with a shower cubicle, a heated towel rail and part-tiled walls, whilst the remaining bedrooms are served by a well-appointed bathroom. The bathroom comprises a bath with a shower over, a WC and a wash hand basin, part-tiled walls and a heated towel rail.

Externally, the front of the property has a driveway which provides off-street parking for two vehicles, while, to the rear, a garden is laid to lawn and is enclosed with timber fencing, creating the ideal space for everyday family life and entertainment.



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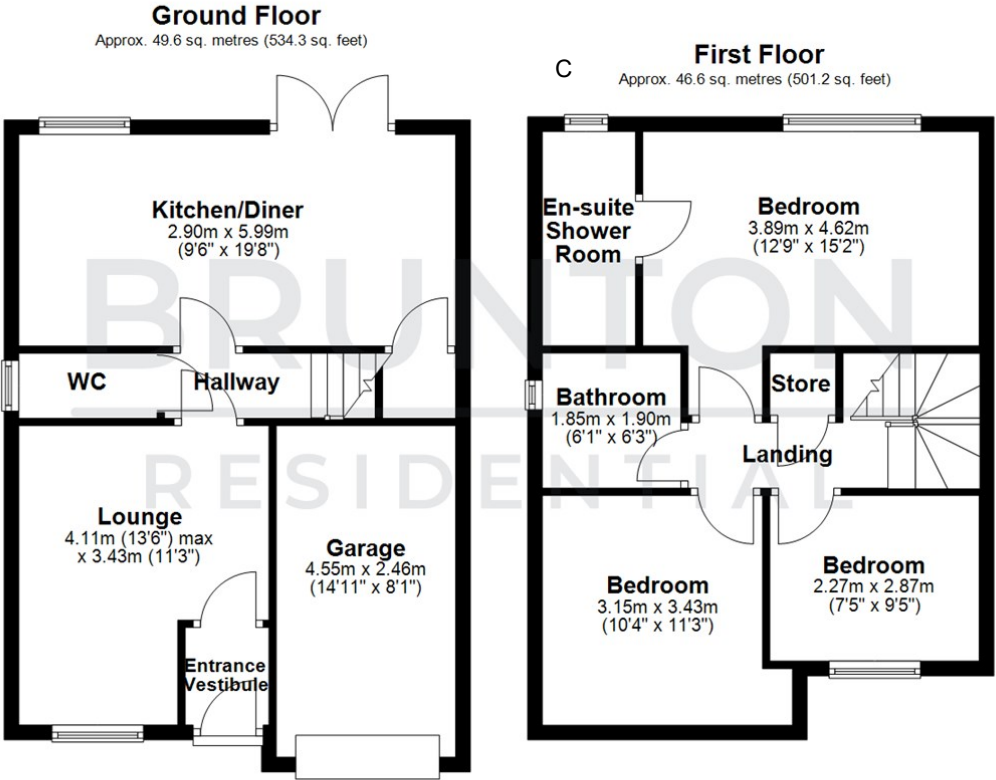
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		