


SIGNATURE

NORTH EAST

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 Rowchester Way, Newcastle Upon Tyne NE27 0JA

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Offers Over £365,000

We are delighted to welcome to the market this four-bedroom detached home, ideally situated on Rowchester Way within the popular Holystone development. The property is conveniently located close to a range of local amenities, including shops, supermarkets and leisure facilities. Excellent transport links via the A19 and Tyne and Wear Metro network provide easy access to Newcastle city centre, the coast and surrounding areas, while Cobalt Business Park is also within easy reach. The area further benefits from nearby schools, parks and walking routes.

The property opens into a central hallway with access to a convenient ground floor W.C. The spacious living room spans the full length of the home, offering ample space for furnishings and benefiting from windows to both the front and rear, allowing plenty of natural light. French doors lead directly to the rear garden. The open-plan kitchen, dining and family area provides an excellent space for modern living and can comfortably accommodate a dining table. The kitchen offers a range of wall and base units, generous worktop space, and integrated appliances including an oven, hob, fridge/freezer and dishwasher. French doors from the dining area also provide access to the garden.

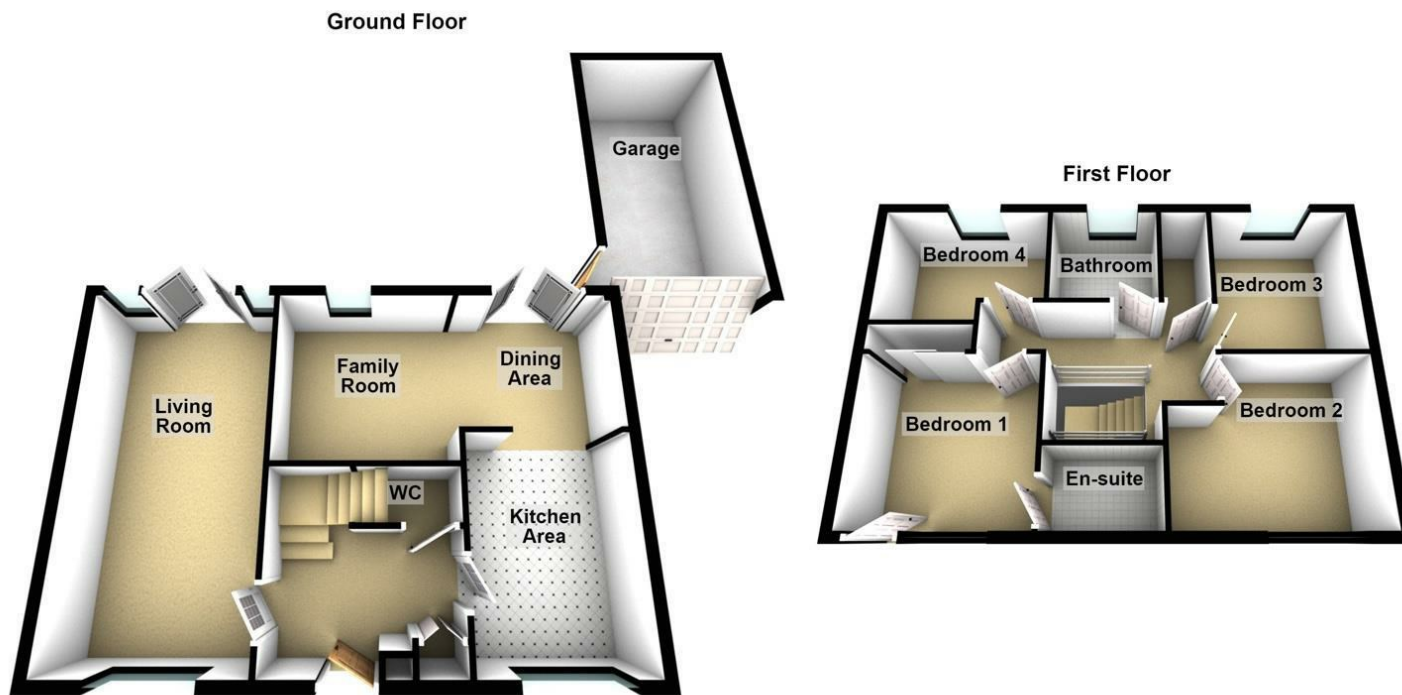
To the first floor are four bedrooms. Bedrooms one, two and three are all well-sized doubles, while bedroom four is currently used as a home office and can accommodate a single bed. The principal bedroom benefits from built-in sliding wardrobes and an en-suite with a shower, hand basin and W.C. A family bathroom, featuring a bathtub, hand basin and W.C., completes the accommodation, along with a useful storage cupboard on the landing.

Externally, the property boasts a large rear garden laid mainly to lawn with a generous patio area, perfect for outdoor seating and entertaining. A further lawned garden is located to the front. Off-street parking is provided via a side driveway, and the property also benefits from a garage.



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

PROPERTY FLOORPLAN



Total area: approx. 131.5 sq. metres (1415.6 sq. feet)

Measurements:

Living Room
19'10" x 10'4"

Family Room
9'7" x 10'0"

Dining Area
7'9" x 8'9"

Kitchen Area
11'9" x 8'9"

WC
2'9" x 5'5"

Bedroom One
9'11" x 10'7"

En Suite
3'10" x 7'0"

Bedroom Two
9'9" x 11'10"

Bedroom Three
9'9" x 8'5"

Bedroom Four
7'8" x 10'4"

Bathroom
5'6" x 7'4"

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		

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