

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Rowchester Way, Newcastle Upon Tyne NE27 0JA

Rowchester Way, Newcastle Upon Tyne NE27 0JA

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.

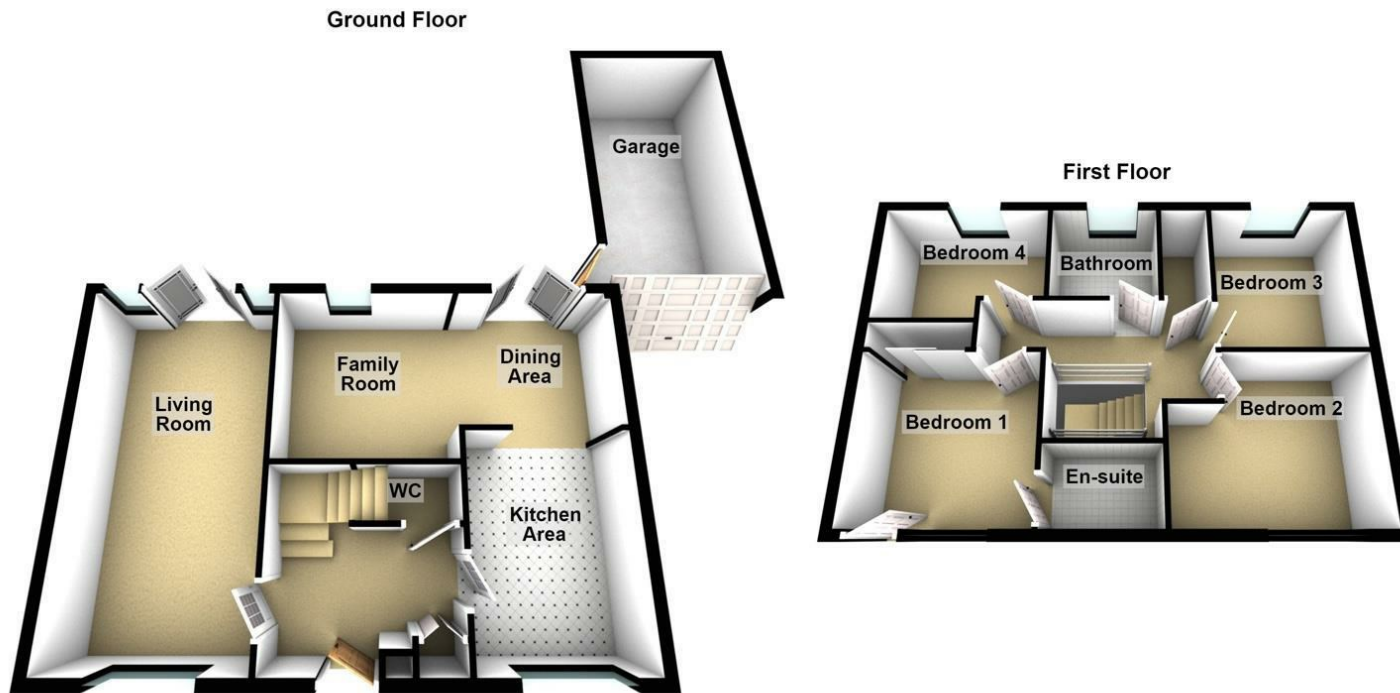
To the first floor are four bedrooms. Bedrooms one, two and three are all well-sized doubles, while bedroom four is currently used as a home office and can accommodate a single bed. The principal bedroom benefits from built-in sliding wardrobes and an en-suite with a shower, hand basin and W.C. A family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

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News