



# Alexander Hudson Estates

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Sales Particulars





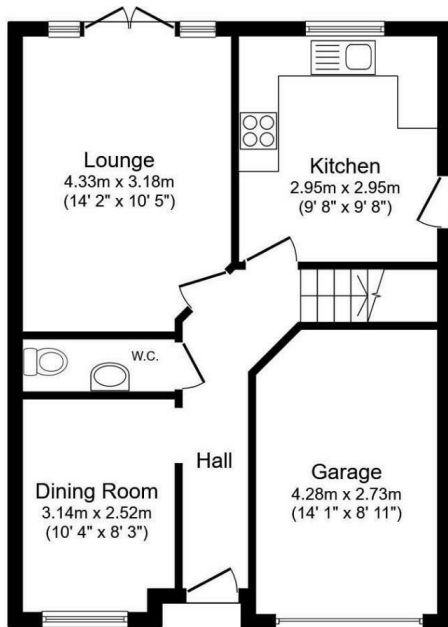
# The Property

Alexander Hudson Estates introduce this immaculately presented, three-bedroom detached family home on Edmund Road in the popular residential development of Holystone Park, NE27.

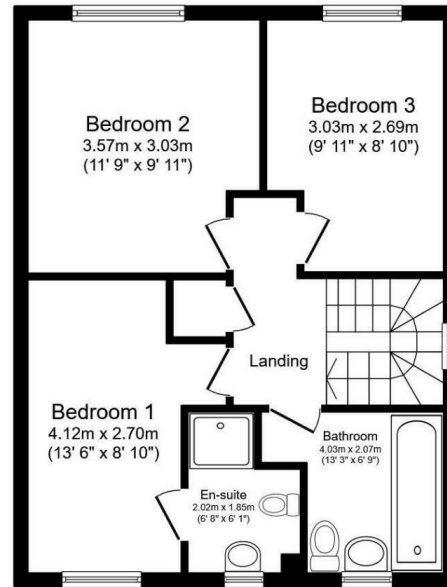
The ground floor of this well presented property features an inviting entrance hallway, a convenient downstairs WC, a spacious living room leading to the rear garden, a modern kitchen and a separate dining room. The first floor offers three generously proportioned bedrooms, including a primary bedroom with a private ensuite shower room, in addition to a contemporary family bathroom. Externally, the property boasts well maintained front and rear gardens, a private driveway offering ample off street parking, and access to a single garage.

The property is situated in a beautiful leafy location and is within walking distance to The Rising Sun Country Park, a green oasis with ponds, woodlands, and extensive grasslands, providing the ideal place to relax and enjoy the great outdoors. Silverlink Retail Park is located just a short drive away, providing a range of amenities, restaurants and leisure facilities including a cinema. Holystone Primary School (Ofsted-rated Outstanding) and Backworth Park Primary School (Ofsted-rated Good) are both within walking distance , along with excellent transport links including Northumberland Park Metro (7 minute walk), A19 and A1 providing ease of access across Newcastle, the coast and Northumberland countryside.

Freehold  
Council Tax: C  
EPC Rating: 83



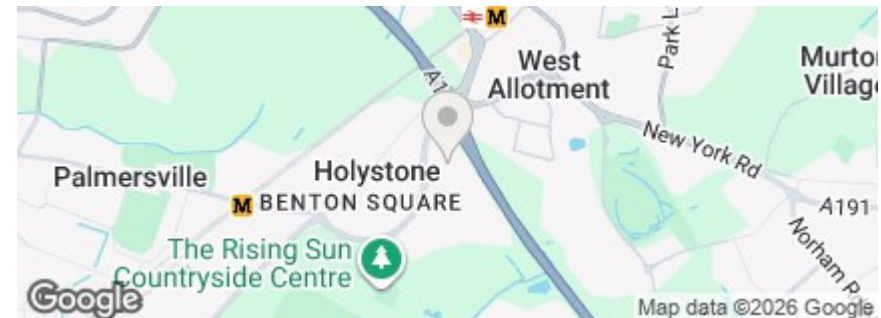
**Ground Floor**



**First Floor**

Total floor area 105.0 m<sup>2</sup> (1,131 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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