



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Rowchester Way, Holystone, NE27



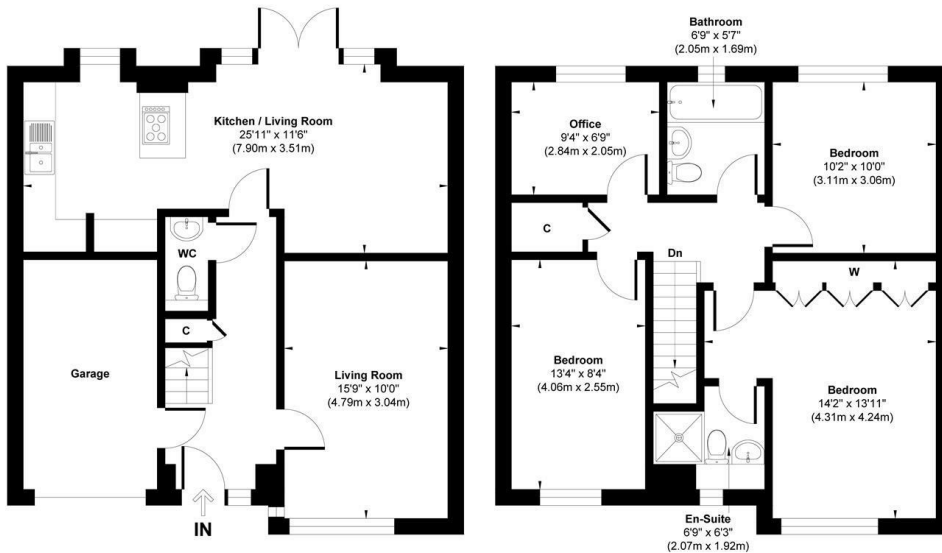
# The Property

Alexander Hudson Estates are pleased to introduce to market this four-bedroom detached family home located within the increasingly popular area of Holystone, NE27.

Beautifully styled throughout, this property comprises of an entrance hallway, WC, living area, fully integrated, open plan kitchen, dining and family area with french doors opening into the rear garden. On the first floor lies a family bathroom and four bedrooms, the primary of which benefits from an En-suite. A driveway and attached garage at the front provide off-street and private parking whilst a landscaped, sunny rear garden offers the perfect place to enjoy the warm summer months.

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 and Backworth Park Primary School 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: D  
EPC Rating: 83



**Ground Floor**  
Approximate Floor Area  
550 sq.ft  
(51.10 sq.m)

**First Floor**  
Approximate Floor Area  
662 sq.ft  
(61.51 sq.m)

**Approx. Gross Internal Floor Area 1212 sq. ft / 112.61 sq. m**

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