

4 bed detached house to buy in

Ridgeway, Holywell, Whitley Bay, Northumberland, NE25 0PH

£475,000

x 4 x 2 x 2

Tenure

Freehold

Double Garage parking

Garden

Property features

- Impressive Detached Family Home – Beautifully presented split-level accommodation finished to a high standard throughout.
- Four Well-Proportioned Bedrooms – Master bedroom with en-suite, plus flexible fourth
- Stunning Kitchen & Dining Area – Granite work surfaces, integrated appliances and underfloor heating.

Key Information

- Council Tax: Band E
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

A beautifully presented detached family home, occupying a generous plot in one of Holywell's most popular residential locations, offering spacious and versatile split-level accommodation, excellent gardens and a wealth of desirable features.

This impressive freehold property combines modern family living with a peaceful semi-rural setting and is finished to a high standard throughout.

On entering the property at the mezzanine level, you are welcomed by the entrance hallway, which provides access to a convenient WC and the fourth bedroom, currently utilised as a home office; ideal for those working from home or requiring additional flexible living space. A bespoke staircase, hand made by a local craftsman, enhances the hallway and landing space. Stairs lead down to the ground floor, where you will find an impressive kitchen which offers a practical and well-planned working space. It is fitted with a comprehensive range of wall and base units, granite work surfaces and integrated appliances. The kitchen leads to the dining area, providing an excellent space for family life and entertaining. Both kitchen and dining areas are provided with underfloor heating. From the dining area, doors lead directly into the generous sunroom, which enjoys views over the beautifully landscaped and thoughtfully designed rear garden and is undoubtedly one of the standout features of the home. The sunroom also benefits from underfloor heating allowing residents to make the most of the attractive outlook all year round.

There is direct access to the rear garden from the sunroom and the kitchen also provides access to the side garden, while an additional doorway leads from the dining area into the spacious lounge. The lounge offers a comfortable and inviting living space, with further direct access into the sunroom, creating a wonderful connection between the principal living areas and the gardens beyond.

Moving to the upper floor, there are three well-proportioned bedrooms, including an impressive master bedroom with beautiful views benefiting from its own en-suite facilities. A family bathroom completes this level. The split level construction supports significant storage space accessible from the kitchen, second bedroom, upper landing and the side garden.

Externally, the property occupies a substantial and particularly appealing plot, backing directly onto Holywell Dene. To the front is a large block-paved driveway providing ample off-street parking, leading to a double-width garage with a remote-controlled electrically operated door. An EV charger is fitted adjacent to the garage which is furnished with shelving on all sides. The front area is completed by raised beds and low maintenance planters, with gated access to both sides of the garden.

The rear garden is a particular highlight; a well maintained and established mature garden space, offering a private and peaceful outdoor setting. A generously sized slate patio provides plenty of space for multiple seating arrangements, making it an ideal area for outdoor entertaining, al fresco dining or simply relaxing and enjoying the surroundings. The side gardens include a cedarwood greenhouse and terraced beds.

The property has an EPC rating of B, reflecting the energy efficient improvements that have been undertaken. There are 16 solar panels and the vendor advises that these generate an income, as well a significant savings on energy usage. The addition of 10kwh battery storage allows excess generation to be stored and in the winter months can be charged at a lower night time rate for daytime usage.

Ridgeway is situated within a particularly popular residential area of Holywell, a charming semi-rural village on the edge of the beautiful Holywell Dene and Seaton Burn, with scenic walking routes close by.

The property is ideally positioned for well-regarded local schools, parks and village amenities, while excellent road links via the A192 provide convenient access to Newcastle city centre, Whitley Bay and the stunning Northumberland coastline.

An exceptional opportunity to purchase a very well-presented, spacious detached family home on a generous plot, offering versatile accommodation, excellent mature gardens and a highly desirable location. Early internal viewing is strongly recommended to fully appreciate everything this property has to offer.

Council Tax Band: E

Tenure: Freehold

Price: £475,000

Property Type: Detached House

USPs: Garden

Parking: Double Garage, Driveway

Listed property: No

Conservation area: No

Heating: Gas, Solar, Underfloor Heating

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Living Room

4.00m x 4.90m (13'1" x 16'0")



Kitchen

6.20m x 3.70m (20'4" x 12'1")



Dining Area

Sun Room

5.90m x 2.40m (19'4" x 7'10")

Sun Room. Additional.



W.C



Bedroom 1

5.90m x 2.90m (19'4" x 9'6")



En-Suite

0.00m x 0.00m (0'0" x 0'0")



Bedroom 2

2.80m x 3.70m (9'2" x 12'1")



Bedroom 3

2.30m x 2.30m (7'6" x 7'6")

Bedroom 4 / Office

2.70m x 2.30m (8'10" x 7'6")



Bathroom

2.70m x 1.70m (8'10" x 5'6")



Garage



External



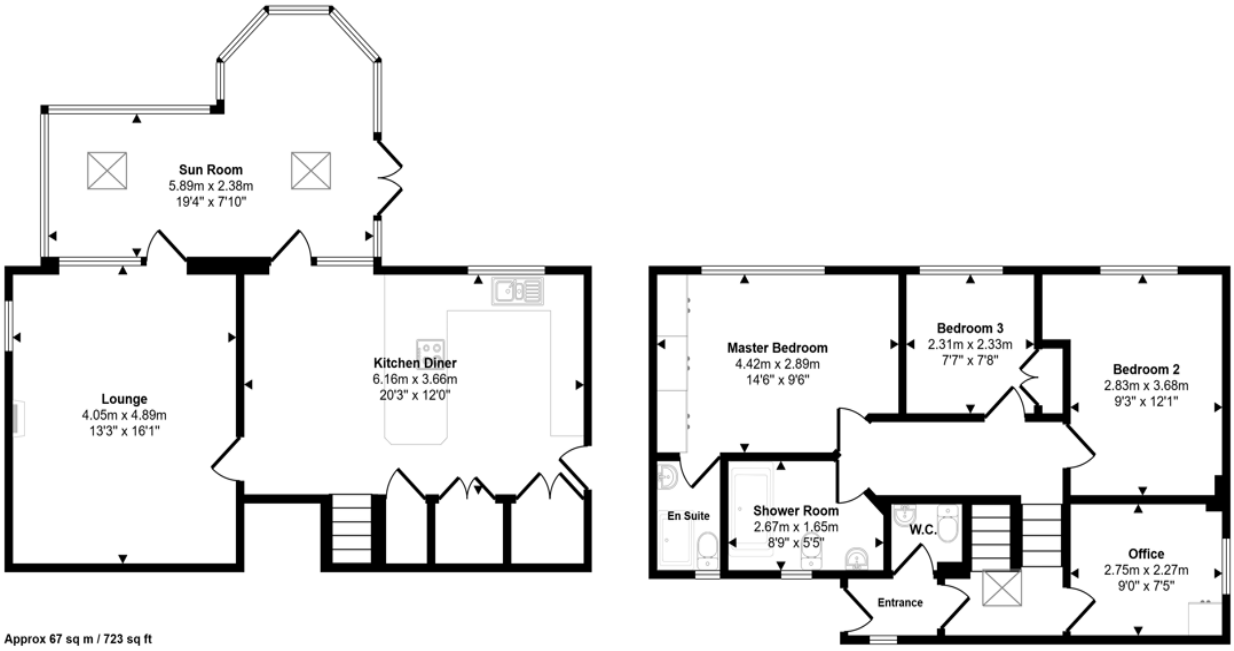
External 2



External 3



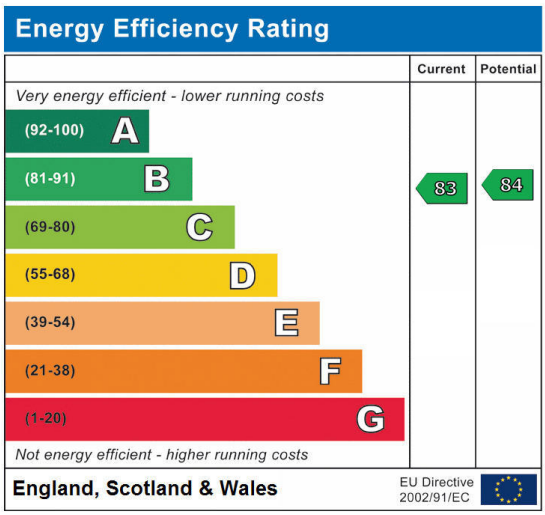
Approx Gross Internal Area
125 sq m / 1343 sq ft



Approx 67 sq m / 723 sq ft

Approx 58 sq m / 619 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ridgeway, Holywell, Whitley Bay, Northumberland, NE25 0PH

Contact your local branch today for more information on this property:

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