



### 5 bed detached house to buy in

Holmes Drive, The Maples, Hebburn, Tyne and Wear, NE31 2BF

# £430,000

x 5 x 3 x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ FIVE BEDROOM DETACHED
- ✓ THE MAPLES
- ✓ TWO RECEPTION ROOMS
- ✓ THREE BATHROOMS
- ✓ EPC Rating B

## Key Information

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

## Description

Pattinson Estate Agents welcome to the market this impressive Five Bedroom Detached Family Home located on the ever popular Holmes Drive, The Maples, Hebburn.

Situated within this extremely desirable development, this imposing property is impeccably presented throughout and has been tastefully designed by the current owners, to create a stylish & modern home, with a large driveway and double garages to the front of the property.

Upon entering, you are presented with a large, bright and airy hallway, leading to two reception rooms, a large kitchen/diner and staircase to the upper floor.

Using a neutral colour palette, this lovely home offers a versatile, comfortable living space in which to rest and unwind, easily accommodating family life and welcoming and entertaining friends and family. Benefiting from two reception rooms, to the front and rear of the property. The larger lounge, to the rear of the property opens via French doors onto the rear garden and exudes a peaceful and calming ambience in which to relax and unwind. The spacious Open plan Kitchen / Diner possesses a wide range of modern fittings and finishes, providing ample cupboard space and work surfaces, in addition to the separate Utility area. French doors in the dining area offer further access to the garden and allow natural light to flood the room, creating a perfect area for family meals, whilst looking out on to the lovely landscaped Garden, set to lawn, with a decked patio area.

To the first floor, you will find five spacious bedrooms, two of which offer en suite facilities, comfortably catering for a growing family and accommodating the occasional guests. The contemporary bathrooms are finished to an extremely high standard, featuring up-to-date fixtures and fittings, providing a tranquil space in which to relax.

Briefly comprising; Entrance/Hallway, Reception Two, Cloak, Kitchen/Diner, Utility and Lounge. To the first floor lies Two Bedrooms with En - Suite, three further Bedrooms and the Family Bathroom. Externally to the front is a Private low maintenance garden complemented by Off Street Parking, leading to a Double Garage and a further Private enclosed established garden lies to the rear.

Ideally located for an array of 'Outstanding' OSTED rated schools, offering a wealth of amenities including schools, shops, and parks within easy reach. Excellent transport links and roads to Newcastle, Sunderland, Washington, South Shields and beyond.

In summary, this is a fabulous opportunity to purchase a five-bedroom detached family home, be sure to book a viewing quickly as properties in this area are highly sought after.

Call Pattinson Jarrow today to arrange a viewing: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk).

Council Tax Band: E

Tenure: Freehold

Price: £430,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front

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### Entrance/Hallway

6.53m x 1.80m (21'5" x 5'10")

Composite part glazed day leading to Entrance, stairs to first floor, gas central heating radiator, porcelain tiled flooring;



### Reception Room Two

3.06m x 2.97m (10'0" x 9'8")

Double glazed window to front aspect, gas central heating radiator, laminate flooring;



### Cloak

1.53m x 0.76m (5'0" x 2'5")

W/C, pedestal wash hand basin, gas central heating radiator, porcelain tiled flooring;



### Lounge

5.33m x 4.87m (17'5" x 15'11")

Gas central heating radiator, electric fire with feature surround, LVT flooring, French doors leading to Garden;



### Kitchen/Diner

5.54m x 3.81m (18'2" x 12'6")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, integrated fridge freezer, integrated dishwasher, tiled splashbacks, recess lighting, built in storage, gas central heating radiator, double glazed window to rear aspect, French doors leading to Garden;



## Utility

1.64m x 1.54m (5'4" x 5'0")

Base units with contrasting work surfaces, stainless steel sink with mixer tap over, plumbing for washing machine, porcelain tiled flooring, composite part glazed door leading to Garden;



## First Floor Landing

4.68m x 1.91m (15'4" x 6'3")

Loft access, built in storage, gas central heating radiator;

## Bedroom One

3.66m x 3.78m (12'0" x 12'4")

Double glazed window to front aspect, gas central heating radiator, door to En-Suite;



## Bedroom One En-Suite

3.00m x 1.80m (9'10" x 5'10")

A suite consisting of shower cubicle with mains shower, pedestal wash hand basin, W/C, tiled flooring, gas central heating radiator, extractor, double glazed window to front aspect;



## Bedroom Two

3.41m x 3.69m (11'2" x 12'1")

Double glazed window to front aspect, gas central heating radiator, door to En-Suite;



## Bedroom Two En-Suite

1.92m x 1.79m (6'3" x 5'10")

A suite consisting of shower cubicle with mains shower, pedestal wash hand basin, W/C, tiled flooring, gas central heating radiator, extractor, double glazed window to side aspect;



## Bedroom Three

3.59m x 2.72m (11'9" x 8'11")

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Four

3.31m x 2.56m (10'10" x 8'4")

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Five

3.14m x 2.55m (10'3" x 8'4")

Double glazed window to rear aspect, gas central heating radiator;



## Bathroom

2.72m x 1.79m (8'11" x 5'10")

A white suite consisting of bath, pedestal wash hand basin, W/C, part tiled walls, tiled flooring, extractor, gas central heating radiator, double glazed window to side aspect;



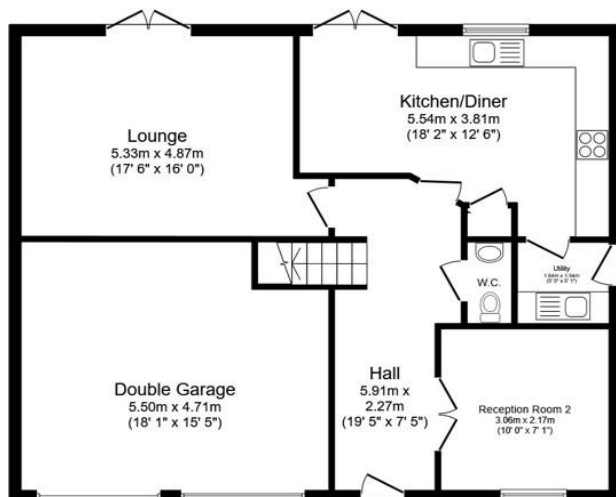
## Double Garage

Up and over garage doors, internal lighting, internal power source;

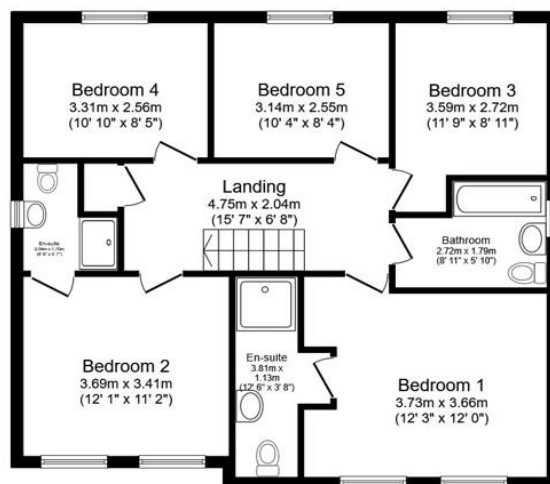
## External Rear

A private enclosed Garden with lawn, decked patio seating area, decorative borders, external lighting, external water source, gated access to front aspect;





**Ground Floor**  
Floor area 90.5 sq.m. (974 sq.ft.)



**First Floor**  
Floor area 79.2 sq.m. (852 sq.ft.)

Total floor area: 169.6 sq.m. (1,826 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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