



6 Kiplley Close

Killingworth





6 Kipley Close Killingworth, NE12 7EF

Outstanding & Substantial Detached Modern Family Home Boasting Two Great Reception Rooms, Wonderful Open Plan Kitchen, Living & Dining Space, Five Double Bedrooms, Family Bathroom & Two En-Suites & Beautifully Re-landscaped Rear Gardens on a Private Corner Plot!

This fantastic, modern detached residence enjoys one of the larger plots and is perfectly situated on the prestigious Kipley Close, Moorfields. The property shows obvious potential to be extended and for the garage to be converted as other properties in the estate have done. Kipley Close is a street of luxury detached homes which were built by Bellway in 2017.

The Moorfield estate is ideally located for excellent access to the A1, A19, Northumberland coastal routes as well as local services within Gosforth, Jesmond and Newcastle City Centre.

Price Guide:

Guide Price £975,000

5  2  3  B







The development is widely known as one of the best new build estates within the North East and it has matured very well since construction. The property is also placed close to Gosforth Park Racecourse, Parklands & Northumberland Golf Clubs as well as Miller & Carter Steakhouse.

Spread over two floors, the internal accommodation comprises: Generous entrance hall with staircase leading to the first floor | Front snug/study | Beautifully presented living room with triple aspect views, benefitting from a log burning stove and bifold doors onto the rear gardens | Substantial open plan kitchen/diner/living room with bifold doors onto the rear gardens and bar area | The kitchen is well equipped with modern cabinetry/worktops and integrated appliances throughout | Utility room with side access | Ground floor WC

The stairs then lead up to the first floor and on to five double bedrooms | The principal suite is located to the rear of the property and enjoys a separate dressing room as well as four piece en suite bathroom | Bedroom two is a further large double with ensuite shower room/wc | Bedrooms three, four and five are further doubles | Tasteful family bathroom with four piece suite.



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CYL - Hot Water Cylinder

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 150366/09/16



Externally, the property offers a block paved driveway for off street parking for two vehicles | Detached double garage | Lovely open aspect to the front overlooking the pond and surrounding nature | The rear gardens are immaculately presented and have been re-landscaped to the highest of standards | The borders are well stocked and mature offering a great degree of privacy | The rear gardens are south facing and laid predominantly to lawn with paved patio areas to enjoy alfresco dining in the warmer months.

Impeccably presented throughout, this wonderful, detached family home simply demands an early inspection and viewings are strongly recommended.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating B



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rare!
From Sanderson Young