



Crumstone Court | Killingworth | NE12 6SZ

# Offers in Excess of: £310,000

Presenting an immaculate extended link-detached property, this generously proportioned three-bedroom home is ideally situated in a sought-after location with exceptional access to public transport links, reputable nearby schools, local amenities, picturesque parks, and scenic walking routes – perfect for families looking for convenience and quality of life. Step inside and discover a thoughtfully designed interior, featuring an inviting open-plan kitchen that is bathed in natural light and well-appointed with ample dining space for both everyday meals and entertaining guests. The residence offers two reception rooms, one of which is currently being utilised as a fourth bedroom and provides delightful views over the garden and direct access for seamless indoor-outdoor living. Upstairs, the principal bedroom is a true haven, benefitting from a generous double size, built-in wardrobes, and a contemporary en-suite for additional privacy and comfort. The second bedroom also offers a comfortable double layout, while the third bedroom is an ideal single, perfect for a child or as a study. A beautifully designed family bathroom features a luxurious free-standing bath, providing a tranquil space for relaxation.

Boasting a private, south-facing garden, the property ensures an abundance of sunlight throughout the day – an ideal setting for alfresco dining, play, or peaceful retreat. This exceptional home has been finished to remarkable standards and presents a rare opportunity for discerning families seeking style, space, and connectivity in a highly desirable neighbourhood. Early viewing is highly recommended.

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**Link-Detached**

**South facing garden**

**Three bedrooms**

**EPC: D**

**Two reception rooms**

**Council tax band: D**

**Open-plan kitchen**

**Tenure: freehold**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE DOOR to**

**ENTRANCE PORCH:** Useful and versatile porch, door to:

**ENTRANCE HALLWAY:** staircase to the first floor, radiator, doors to:

**LOUNGE:** (front): 16'9 into bay x 12'4 max (5.11m x 3.76m)  
Feature fireplace with electric fire and surround, radiator, double glazed window to front.

**OPEN-PLAN KITCHEN/FAMILY ROOM/DINING:**

(rear): 21'4 max 18'8 max (6.50m x 5.69m)  
Stunning open plan living briefly comprising; fitted wall and base units with work surfaces incorporating a one and a half bowl sink unit, kitchen island, free standing American style fridge freezer, free standing range cooker, extractor hood, integrated dishwasher, two built in wine coolers, spotlights to ceiling, low hanging light fittings above kitchen island, LED lighting, UPVC double glazed French doors to rear garden, double glazed window to rear.

**DOWNSTAIRS W.C.:** Low level W.C., floating wash hand basin.

**UTILITY AREA/REAR HALLWAY:**

**RECEPTION ROOM/BEDROOM/STUDY:** (rear):  
11'7 max x 8'9 max (3.53m x 2.67m)  
Radiator, UPVC double glazed French doors to rear garden, spotlights to ceiling.

**FIRST FLOOR LANDING AREA:** double glazed window to side, storage cupboard, loft access, doors to:

**FAMILY BATHROOM:** 6'9 plus into shower x 7'7 (2.06m x 2.31m)  
Gorgeous bathroom, briefly comprising; Low level W.C., free standing bath with mixer tap and shower head, wash hand basin in vanity unit, heated towel rail, double glazed frosted window to side, fully tiled, step up to bath with spotlights.

**BEDROOM ONE:** (rear): 16'9 plus into robes x 10'5 into robes (5.11m x 3.18m) Fitted wardrobes and drawer units, radiator, ceiling rose, double glazed window to rear, door to

**EN-SUITE:** low level W.C., step in shower cubicle, wash hand basin in vanity unit, heated towel rail, double glazed frosted window to rear.

**BEDROOM TWO:** (front): 12'1 plus into robes x 10'6 (3.68m x 3.20m)  
Radiator, double glazed window to front.

**BEDROOM THREE:** (front): 8'7 into recess x 7'9 max (2.62m x 2.36m)  
Radiator, double glazed window to front.

**GARAGE:** 15'8 max x 9'2 max (4.78m x 2.79m)  
Combination boiler, plumbed for washing machine.

**EXTERNALLY:** A stunning, South facing rear garden with raised decked area, lawned areas, paved areas, gravelled borders with mature hedges.

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

#### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

#### ACCESSIBILITY

This property has accessibility adaptations:

- Accessible handrail to front door

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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