

ALEXANDER HUDSON

Estates

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West Moor Drive, West Moor, NE12 7NR

Description

Alexander Hudson Estates introduces to market this three-bedroom, semi-detached family home situated on a substantial plot with both a private driveway and detached garage.

Located within the increasingly popular residential area of West Moor, close-by to local shops, restaurants, and transport links. With excellent schooling also nearby, this property represents a fantastic opportunity to acquire a family home in a popular area.

With spacious living throughout, this property briefly comprises of a porch, hallway, living room, dining room, kitchen and conservatory extension. On the first-floor lies the family bathroom and three bedrooms, two of which benefit from built-in wardrobes. At the rear is a mature and spacious garden with Cherry blossom trees, lush green grass and a paved patio providing the ideal place to dine al fresco whilst taking in the calm and serene surroundings. Close to Gosforth, Balliol, and Quorum Business Parks, with the A1 and A19 easily accessible for those commuting further afield. West Moor is also adjacent to Killingworth, home to The Killingworth Centre (anchored by a large Morrison's supermarket), and the White Swan Centre, which includes a Doctors' surgery, activity hall, cafe and Killingworth Library. The Lakeside Centre offers up various leisure facilities including a swimming pool and softplay for children. This property briefly comprises of:

- **Three-bedroom, semi-detached family home**
- **Detached garage and private driveway**
- **Situated on a substantial plot**
- **Within easy reach to Schools, Shops and Transport Links**

Briefly Comprising of:

Entrance Porch

Bright and welcoming, the porch provides the ideal place to store coats and shoes away from the main areas of the home.

Hallway

Neutrally decorated with a beautiful rustic wood flooring, the entrance hallway provides access to the conservatory, stairs to the first-floor landing, living room and kitchen. An under-stair cupboard offers excellent storage solutions.

Living Room

A cosy fireplace and chimney breast provides the perfect focal point whilst a beautiful bay window overlooking the front allows-in plenty of natural lighting and adds further character and charm. A two-piece sofa suite, coffee table and TV stand can fit nicely. An open doorway leading into the dining area creates a sense of open plan living between the two spaces.





Dining Room

A window overlooking the beautiful rear garden provides scenic views whilst enjoying a sit-down meal with family and friends. A six-seater table and chairs would fit comfortably within the space.

Kitchen

The U-shaped kitchen has plenty of cabinet storage space and room for appliances. Neutrally decorated with cream cupboards, white back-splash tiles and grey counter-tops creates a bright and fresh look. A large window located above the sink floods the room with natural lighting and offers a beautiful view of the leafy garden.

Conservatory

A bright and multi-functional room with panoramic views of the side garden, the conservatory provides additional space away from the main areas of the home and would make an ideal seating or play area.

First Floor Landing

The first-floor landing leads to all three bedrooms and the family bathroom. There is also access to a loft hatch for further storage options.

Master Bedroom

Located at the front of the property, the neutrally decorated master bedroom has a built-in wardrobe and a cupboard providing multi-purpose storage solutions. A large window allows in plenty of natural lighting creating a bright and airy feel to the room which can comfortably accommodate a double bed and furniture.

Bedroom Two

Situated at the rear of the property, bedroom two is the perfect size for a double bed and furniture. A large window overlooking the landscaped garden gives a peaceful feel to the room.

Bedroom Three

Located at the front of the property, bedroom three has an built-in wardrobe with plenty of space left for a single bed and chest of drawers.

Family Bathroom

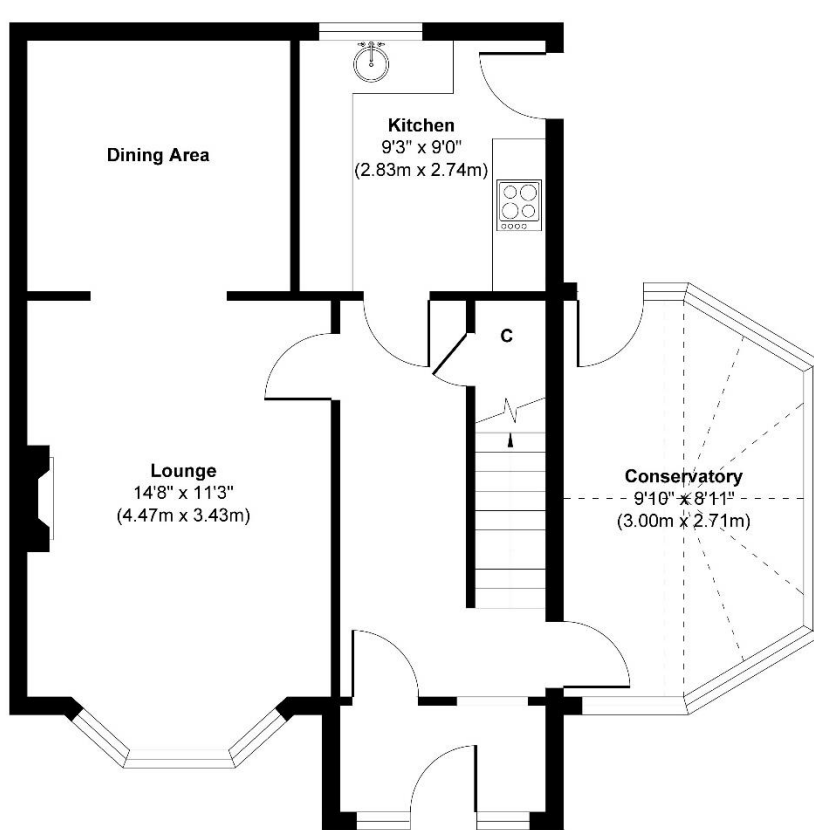
Bright and spacious, the family bathroom comprises of a full-size bath, WC and hand-wash basin. Two windows draw in plenty of natural lighting whilst also providing great ventilation.

Gardens

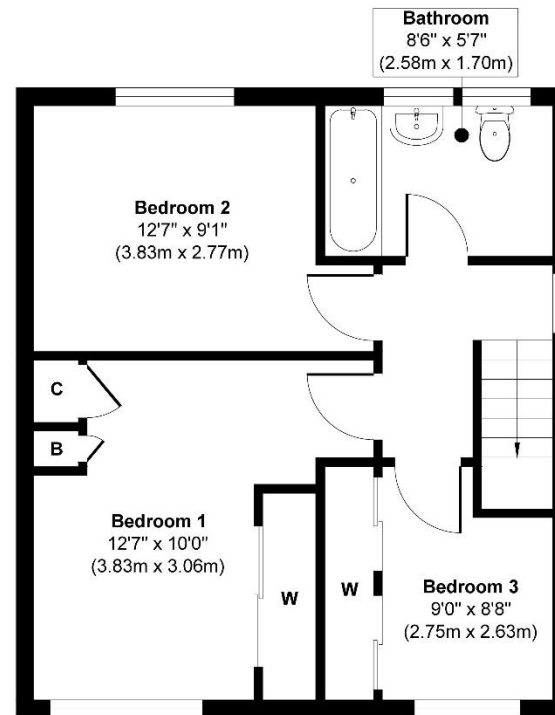
A driveway and detached garage can be found at the front of the property providing both off-street and private parking along with additional storage solutions. A mature garden and low brick wall separate the main home from the street. At the back of the property is a substantial mature garden with beautiful trees scattered throughout and large turfed and paved patio areas. A shed offers up further storage for garden tools and a tall wooden fence which fully encompasses the garden provides a high-level of privacy.







Ground Floor
Approximate Floor Area
 509 sq. ft
 (47.37 sq. m)



First Floor
Approximate Floor Area
 421 sq. ft
 (39.19 sq. m)

Approx. Gross Internal Floor Area 930 sq. ft / 86.56 sq. m

Produced by Elements Property

Tenure: Freehold

Council tax band: C

EPC Rating: E

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