



# Alexander Hudson Estates

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Sales Particulars

Ashmead Close

Ashdown Manor

NE12 6GB





Alexander Hudson Estates introduces this immaculately presented, four bedroom, detached family home located in the popular suburb of Killingworth. Local amenities, schools and leisure facilities are all close-by including Killingworth Boating Lake & bridleways.

Bright and homely throughout, comprising of an entrance hallway, downstairs WC, living room, dining room, kitchen with separate utility area and sunny conservatory. On the first floor lies a generously sized family bathroom and four bedrooms, the primary benefiting from an En-suite shower room. To the front of the property is a private paved driveway offering off street parking for multiple vehicles and access to the single integral garage whilst at the rear is a beautifully landscaped garden with raised decking area, lawn and planted borders.

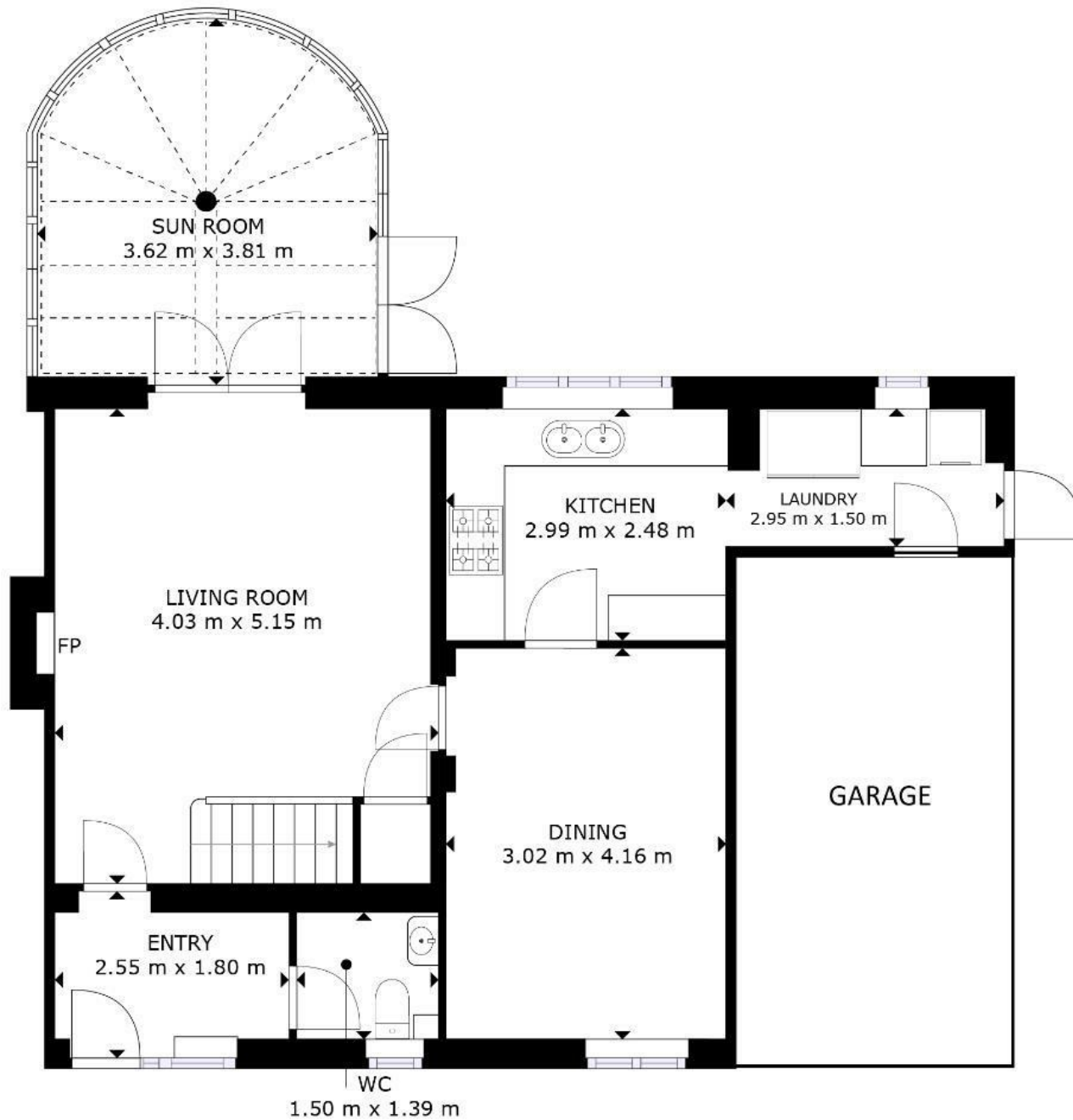
The property is well located, being only a short walk to the nearest supermarket, and a ten-minute walk to the local shopping centre, which includes various shops and eateries. A leisure centre is within a five-minute walk, providing a swimming pool, indoor sports courts, and a gym. A local bus route sits only a few minutes walk from the property offering easy access to Newcastle City Centre and North Tyneside whilst local primary and secondary schools are also within walking distance.











1ST FLOOR

GROSS INTERNAL AREA  
 1ST FLOOR: 67 m<sup>2</sup>, 2ND FLOOR: 59 m<sup>2</sup>  
 TOTAL: 126 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.