



# Alexander Hudson Estates

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Sales Particulars

Sedgemoor, Garth Sixteen

Killingworth

NE12 6PZ





Alexander Hudson Estates introduces this well-presented, four-bedroom, detached family home situated in the increasingly popular suburb of Killingworth, NE12.

The property briefly comprises of an entrance hallway, downstairs WC, spacious kitchen, living room, dining room and a sunny conservatory extension. On the first floor lies a family bathroom and four bedrooms. Externally the property sits on a substantial corner plot and benefits from front, side and rear gardens and a paved driveway providing ample off street parking and access to the attached garage.

Both the Lakeside Centre and Killingworth Centre are a 5-minute walk away with a range of leisure facilities and shops including a large supermarket and eateries. Excellent transport links with a main bus route providing access to Newcastle City Centre with the A1 and A19 also close-by for trips to the coast and further afield.



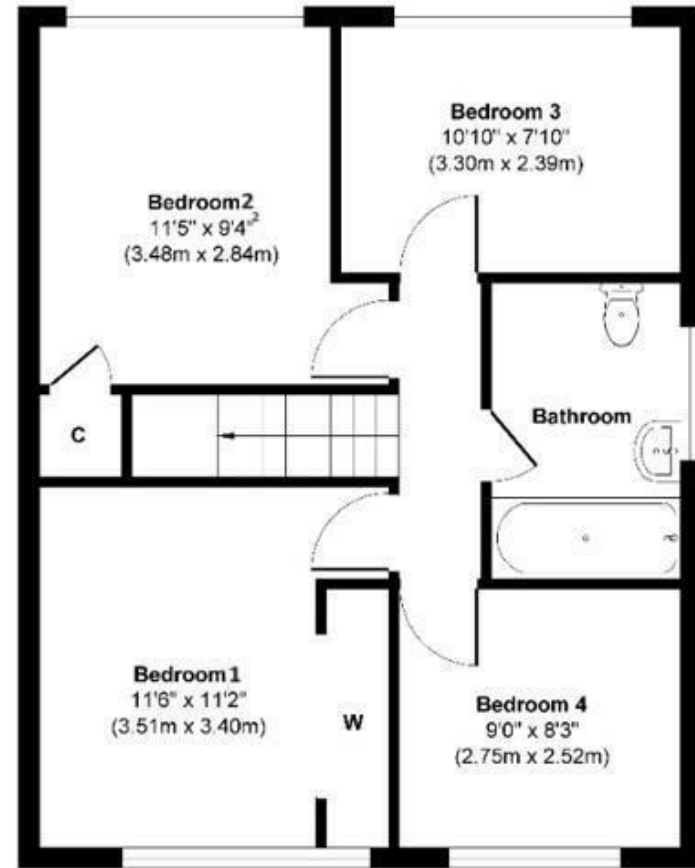








**Ground Floor**  
 Approximate Floor Area  
 628 sq. ft  
 (58.37 sq. m)



**First Floor**  
 Approximate Floor Area  
 537 sq. ft  
 (49.85 sq. m)

**Approx. Gross Internal Floor Area 1314 sq. ft / 122.1 sq. m**  
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