

ALEXANDER HUDSON

Estates

alexanderhudson.co.uk



Ryder Court, Killingworth, NE12 6EG

Description

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

The property briefly comprises of: entrance hallway, living room with bay window, fully-integrated kitchen diner, utility room and a downstairs WC. On the first floor lies a modern family bathroom and four double bedrooms, three with built-in wardrobes and an ensuite in the master bedroom. A double driveway and attached garage sit at the front of the property providing plenty of off-street parking and additional storage, whilst a low maintenance landscaped rear garden offers an idyllic space to enjoy the warm summer months.

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.

- **An immaculately presented, detached family home**
- **Private driveway, integral garage and stunning rear garden**
- **Four double bedrooms and spacious downstairs living**
- **Walking distance to boating lake, bridleways, shops & schools**

Briefly Comprising of:

Entrance Hallway

Warm and welcoming, the entrance hallway gives access to the first-floor landing, living room and kitchen diner. An under-stair cupboard provides excellent storage solutions.

Living Room

A beautiful bay window floods the room with natural lighting and adds plenty of character and warmth. There is ample room for a two-piece sofa suite, coffee table and TV stand.





Kitchen

Fully integrated, the modern country style kitchen has stone-coloured cabinets, light wood counter-tops and brick effect back-splash. A large window draws in plenty of natural lighting along with ceiling spotlights.

Dining Area

The bright and rustic style dining area can easily accommodate a six-seater table and chairs. A large bay window with French doors provides panoramic scenic views of the rear garden whilst dining.

Utility Room

Leading on from the dining area, the utility room offers the ideal place to store a washer-dryer and laundry away from the main areas of the home. A second point of access to the rear garden is situated on the left.

Downstairs WC

Conveniently located just off from the utility room and comprising of a WC and hand-wash basin.

First Floor Landing

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

Master Bedroom

Situated at the front, the master bedroom benefits from a large built-in wardrobe and ensuite. A King-size bed and chest of drawers can fit comfortably.

Ensuite

Comprising of a WC, hand-wash basin, shower unit and heater towel radiator.

Bedroom Two

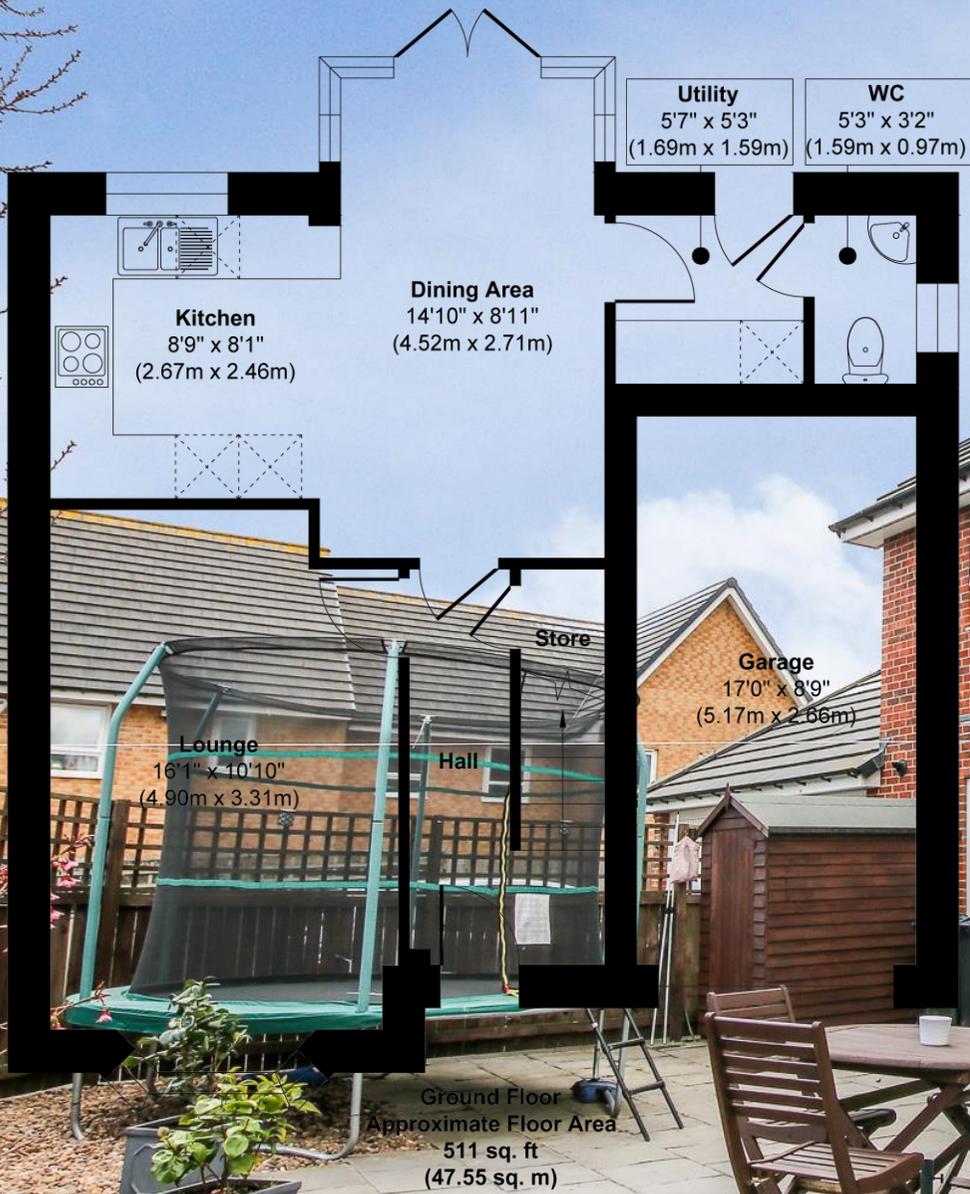
Located at the front, bedroom two has a large built in wardrobe and can accommodate a double bed and furniture.

Bedroom Three

Situated at the rear, bedroom three has a large built-in wardrobe and scenic views overlooking the landscaped back garden. Ample room available for a double bed and furniture.

Bedroom Four

Also located at the rear, bedroom four is currently being utilised as an office space however is the perfect size for a single bed and furniture.



Approx. Gross Internal Floor Area 1158 sq. ft / 107.69 sq. m

Produced by Elements Property

Family Bathroom

Neutrally decorated with stone coloured wall tiling, the family bathroom provides the perfect place to relax and unwind after a long day. Comprising of a WC, hand-wash basin, bath with overhead shower and heated tower radiator. A good-size window allows for plenty of ventilation.

Gardens

At the front of the property is a double driveway on the right and a turfed section on the left. An attached garage provides private parking, additional storage solutions and the potential for re-development with the correct planning permissions. To the rear is a spacious landscaped, low maintenance garden comprising of patio, stones and beautiful flowerbeds which add a pop of colour. A tall wooden fence encompasses the area and offers up a high level of privacy and the perfect place to relax and enjoy those warm summer months.

Tenure: Leasehold with the option of acquiring freehold prior to exchange, subject to negotiation.

Council tax band: E

EPC Rating: B

Alexander Hudson Estates Ltd and their client give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Alexander Hudson Estates has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All photography and marketing material remain the sole ownership of Alexander Hudson Estates.