

# ALEXANDER HUDSON

Estates

[alexanderhudson.co.uk](http://alexanderhudson.co.uk)





27

27

30

31



## Hawks Edge, West Moor, NE12 7DR

### Description

Alexander Hudson Estates introduces this immaculately presented and spacious five-double bedroom townhouse situated in the popular development of Hawks Edge in Westmoor. Close-by to local amenities including schools, supermarkets, shops and leisure facilities along with excellent transport links across the region.

Briefly comprising of an entrance hallway, living room with bay window, WC, fully integrated kitchen diner and conservatory extension. On the first floor lies the family bathroom, four double-bedrooms, one with an ensuite shower room and two with built-in wardrobes. The top floor has a hallway providing access to the characterful master bedroom which also benefits from an ensuite and built-in wardrobe. Well-maintained gardens to both the front and rear provide the perfect place to enjoy the warm summer months, along with detached private garage.

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, an activity hall, a cafe and Killingworth Library. The Lakeside Centre is also close by, a leisure centre which offers a swimming pool, indoor sports courts, a gym and even a soft play for children.

- **Five double bedrooms, two with ensuite**
- **Spacious ground floor living areas including conservatory**
- **South facing rear garden and detached garage / parking**
- **Close to shops, schools and amenities**

### Briefly Comprising of:

#### Entrance Hallway

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

#### WC

Conveniently located and comprising of a hand-wash basin and WC.

#### Living Room

A cosy fireplace provides the perfect focal point whilst a beautiful bay window overlooking the front of the property allows-in plenty of natural lighting and adds character. A two-piece sofa suite, coffee table and TV stand can fit nicely.





### **Kitchen**

Spacious and fully integrated, the U-shaped kitchen provides plenty of storage space and has a monochrome style with black counter-tops and flooring against white cabinets.

### **Dining Area**

Located to the right of the kitchen, the open plan dining area can comfortably accommodate a six-seater table and chairs and offers a social aspect to the kitchen. French doors leading into the conservatory allow in plenty of natural lighting.

### **Conservatory**

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

### **First Floor Landing**

The first-floor landing leads to four out of five bedrooms, the family bathroom and stairs leading to the second floor.

### **Bedroom Two**

Situated at the front of the property, bedroom two benefits from an ensuite shower room and two built-in wardrobes. A double bed and furniture can fit comfortably.

### **Ensuite**

Comprising of a white WC, hand-wash basin and shower unit.

### **Bedroom Three**

Located to the side of the home, the spacious third bedroom can fit a King-size bed and furniture.

### **Bedroom Four**

Situated at the rear, bedroom four has a built-in wardrobe and scenic views overlooking the back garden. A double bed can fit comfortably within the space.

### **Bedroom Five/ Study**

Located between Bedroom three and four, bedroom five is the perfect size for a single bed and furniture. It would also make an ideal office area.

### **Family Bathroom**

A monochrome bathroom comprising of a WC, hand-wash basin and full-sized bath.

### **Second Floor Landing**

Providing access to the master bedroom.





### Master Bedroom

Sloping ceilings and cosy nooks fill this room with character and charm. A built-in wardrobe provides ample storage and a King-size bed and furniture can fit comfortably.

### Gardens

The property benefits from a carport, off-street parking and well-maintained gardens to both the front and rear. The rear garden is landscaped with a pebble boarder and large shed for extra storage.

**Tenure: Freehold**  
**Council tax band: E**  
**EPC Rating: tbc**

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.



**Approx. Gross Internal Floor Area 1435 sq. ft / 133.53 sq. m**

Produced by Elements Property