



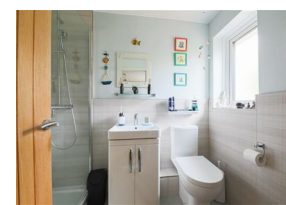
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Cranham Close, NE12



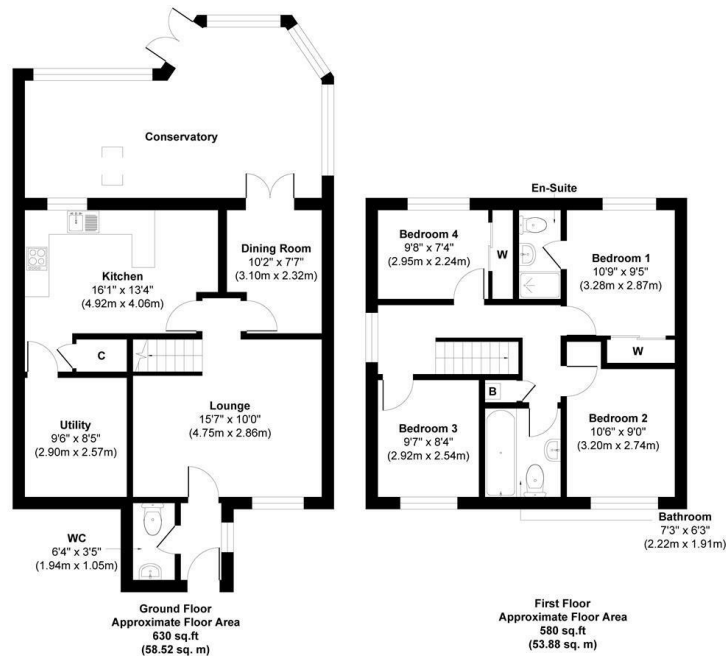
# The Property

Alexander Hudson Estates are delighted to present this beautifully maintained and immaculately presented four-bedroom detached family home, ideally situated within the highly sought-after suburb of Killingworth.

The accommodation briefly comprises a welcoming entrance hallway, a convenient ground floor WC, a spacious and comfortable living room, and a modern dining kitchen designed for both everyday family living and entertaining. To the rear, a bright and airy conservatory provides additional living space and offers pleasant views over the garden. The first floor hosts four well-proportioned bedrooms and a contemporary family bathroom, the primary bedroom benefits from the added luxury of a private en-suite shower room.

Externally, a private driveway provides off-street parking and leads to a single integral garage, offering further parking or storage space. To the rear, the beautifully landscaped garden features a well-maintained lawn and a patio seating area, ideal for outdoor dining and enjoying the warmer months.

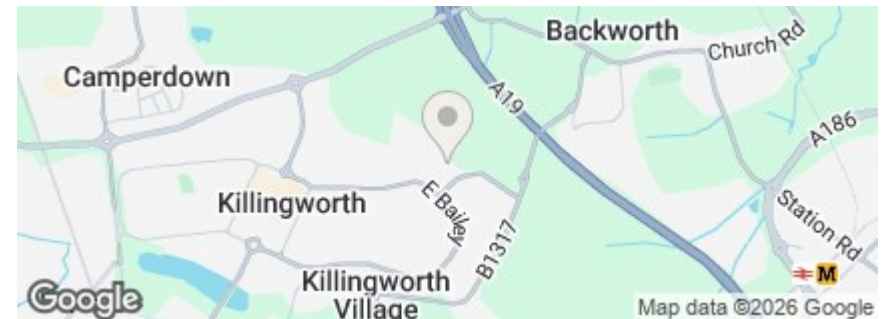
Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centred around the White Swan Shopping Centre with supermarkets, local shops, welcoming pubs, and restaurants. Outdoor spaces include Killingworth Boating Lake, local bridlepaths, and nearby nature reserves, providing excellent opportunities for leisure and recreation. Transport links are strong, with bus services to Newcastle and surrounding areas and easy access to the A19 for commuters. Families are well served by schools including George Stephenson High School and several local primary schools, making Killingworth & Killingworth Village a vibrant, convenient, and family-friendly location.



Approx. Gross Internal Floor Area 1210 sq. ft / 112.40 sq. m (Excluding Conservatory)

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Freehold  
Council Tax: D  
EPC Rating: 0





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