

# BRUNTON

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## RESIDENTIAL



**PADDOCK LANE, KILLINGWORTH, NE12**

**Offers Over £450,000**



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Brunton Residential are delighted to offer for sale this stunning four bed detached family home located on the highly sought after Moorfields estate in Killingworth. This beautifully presented property combines modern design, spacious living, and an exceptional location perfect for families or professionals alike.

The property offers a spacious open-plan kitchen and dining area with high-quality fittings and French doors leading to a large landscaped garden. A bright living room to the front provides generous space for relaxation.

Externally, there is a driveway with parking, an integral garage, and a neat front lawn.

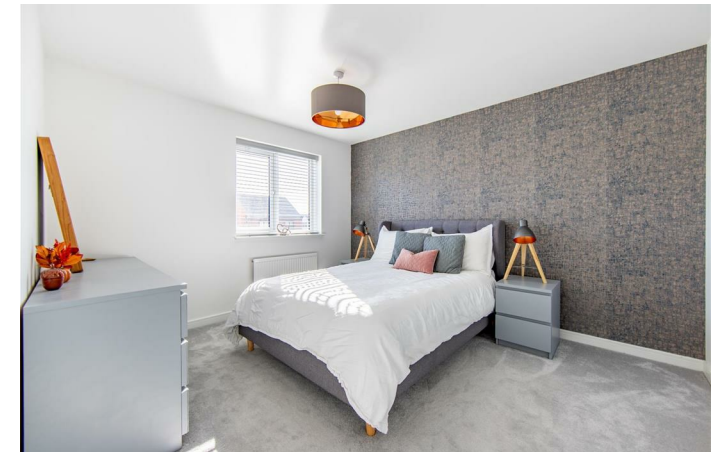
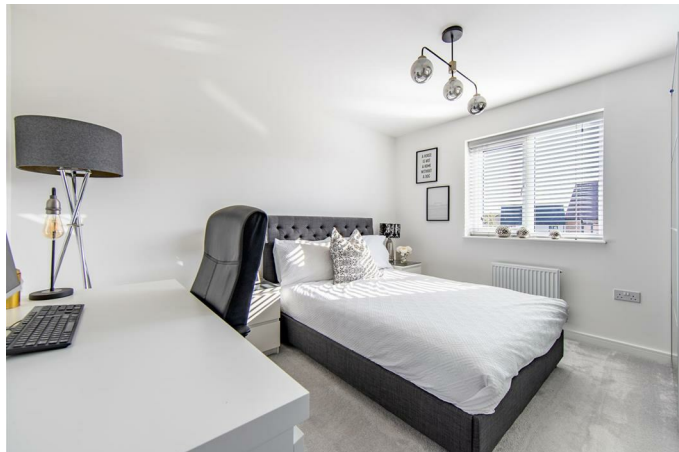
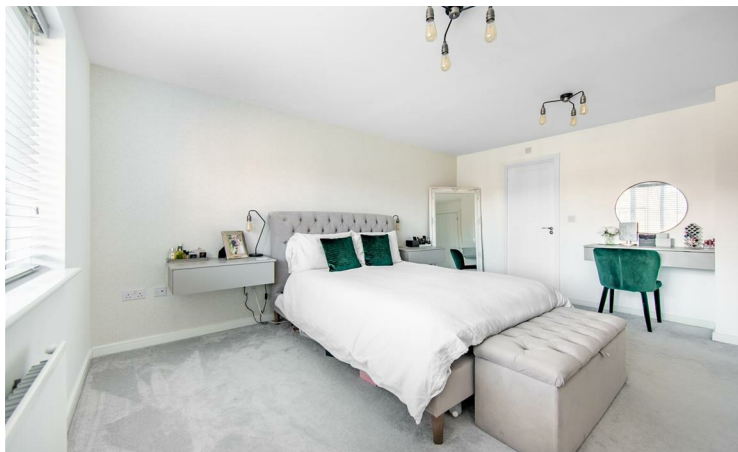
Ideally located within walking distance of local shops and amenities, with excellent transport links nearby — the X7 and X8 buses run every 15 minutes to Newcastle Haymarket, Blyth, and Cramlington.



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The internal accommodation comprises: An entrance hallway with stairs leading up to the first floor, an access door to the integral garage, and an under-stairs storage cupboard. To the left is a spacious front-aspect lounge with carpet flooring. At the end of the hallway is a generous open-plan modern kitchen/dining/family room, featuring French doors leading out to the rear garden. The kitchen is well equipped with integral appliances, ample floor and wall units providing excellent storage and workspace, and a central island with a breakfast bar.

To the right of the kitchen is a useful utility room with a door leading to the rear garden, and from the utility, another door provides access to a convenient ground-floor WC. The first-floor landing gives access to four well-proportioned bedrooms, with the master bedroom benefiting from a front-aspect view, built-in wardrobes, and an en-suite shower room. A well-appointed family bathroom, partially tiled with tiled floors, includes a bath, washbasin, WC, and walk-in shower cubicle, serving the remaining bedrooms.

Externally, to the front, the property features a double driveway providing off-street parking for two cars adjacent to a lawned area. To the rear is a lovely enclosed garden with block paving, a lawned area with shrubs, and timber fencing providing privacy.





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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : F

EPC RATING : B

