



 Jan Forster

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Sandstone View | Killingworth Village | Newcastle Upon Tyne | NE12 6BH

Price £385,000



- Perfect Family Home
- Four Bedrooms
- Ground Floor WC
- Study
- Close To Shops
- Popular Location
- Three Bathrooms
- Two Reception Rooms
- Off Street Parking
- Viewing A Must





This beautifully presented four-bedroom family home is ideally situated within the sought-after Sandstone View development in Killingworth, offering spacious and versatile accommodation perfect for modern family living.

The property enjoys a convenient location just a short distance from both Killingworth Village and Forest Hall, where a wide range of local amenities can be found including shops, supermarkets, and leisure facilities. Excellent transport links are also close by, with easy access to the A19 providing convenient connections across the region.

Internally, the accommodation is finished to a high standard throughout. The ground floor comprises a welcoming entrance hallway with a convenient WC, a bright and spacious lounge, and a superb modern kitchen featuring integrated appliances and a generous dining area. French doors open directly onto the rear garden, creating an ideal space for entertaining and family life. Completing the ground floor is a versatile family room and a practical study with access to additional storage.

To the first floor, the property offers four well-proportioned bedrooms, two of which benefit from their own stylish en-suite shower rooms. A contemporary family bathroom/WC serves the remaining bedrooms. Additional benefits include gas central heating and double glazing throughout.

Externally, the property boasts an attractive front garden with a driveway providing off-street parking. To the rear, there is a generous and beautifully landscaped garden featuring a patio seating area and lawn - perfect for outdoor relaxation and entertaining.

Early internal viewing is highly recommended to fully appreciate everything this property has to offer. For further information or to arrange a viewing, please contact 0191 236 2070.

Tenure:

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band: E





- Lounge 11'5" x 15'0" (3.50 x 4.59)
- Kitchen Dining Room 18'3" x 10'10" (5.58 x 3.31)
- Family Room 8'0" x 12'0" (2.46 x 3.67)
- Utility Room 6'3" x 5'7" (1.92 x 1.72)
- Study 7'8" x 11'3" (2.35 x 3.45)
- Storage 6'6" x 7'8" (2.00 x 2.35)
- Bedroom One 14'9" x 11'5" (4.50 x 3.50)
- Bedroom Two 16'6" x 8'11" (5.04 x 2.73)
- Bedroom Three 7'3" x 10'4" (2.22 x 3.17)
- Bedroom Four 7'3" x 8'9" (2.22 x 2.67)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

