SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Alderley Drive

KILLINGWORTH, NEWCASTLE UPON TYNE, NE12 6FS

OFFERS OVER

£425,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Alderley Drive, Killingworth

OFFERS OVER £425,000 · FREEHOLD

Signature North East are delighted to welcome this spacious four-bedroom detached family home to the market, ideally positioned on the highly sought-after Alderley Drive within Ashdown Manor development in Killingworth. Occupying an extremely generous corner & south facing plot, this impressive home benefits from substantial outdoor space, offering excellent privacy, and fantastic potential for family living and entertaining. This is a rare opportunity to acquire a beautifully presented home in one of the area's most desirable residential locations, offering exceptional potential for future extension to both the side and rear , subject to the relevant planning permission.

Perfectly suited to family living, the property offers an excellent balance of convenience and suburban lifestyle, with easy access to Newcastle city centre, the A19 and Tyne Tunnel, making it ideal for commuters. Well-regarded local schools, nearby parks, lake and green spaces, excellent leisure facilities and The Killingworth Centre are all within easy walking distance .

Stepping into the property, you are welcomed by a central hallway with access to a convenient ground floor W.C. The generous 30ft living and dining room offers ample space for a variety of furnishings, including a large family dining table, while natural light creates a bright and inviting atmosphere throughout. Sliding doors lead through to the conservatory, providing a peaceful additional reception space with French doors opening onto the large private rear garden.

The impressive Hammonds kitchen has been thoughtfully designed with an abundance of high-quality matching wall and base units, integrated dishwasher, wine cooler , under bench freezer, Range cooker, complemented by elegant granite worktops and space for informal dining. A separate utility room with integrated washer, dryer & fridge freezer with matching Hammonds units provides further practicality and internal access to the double garage.
To the first floor, the property boasts four well-proportioned bedrooms. Bedrooms one, two and three comfortably accommodate double beds alongside additional furnishings, with the principal bedroom further benefitting from a stylish en-suite shower room complete with shower, hand basin and W.C. Bedrooms two and three also feature fitted wardrobes. Bedroom four offers versatility as a child's bedroom, nursery or home office. Completing the accommodation is the modern family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, this exceptional home enjoys a large rear south facing garden laid mainly to lawn with a generous patio area, ideal for outdoor dining and entertaining. To the front, garden & substantial driveway provides off-street parking for up to six vehicles and leads to the double garage with loft storage.

A fantastic opportunity to purchase a spacious family home on one of Killingworth's most desirable developments.





KEY FEATURES

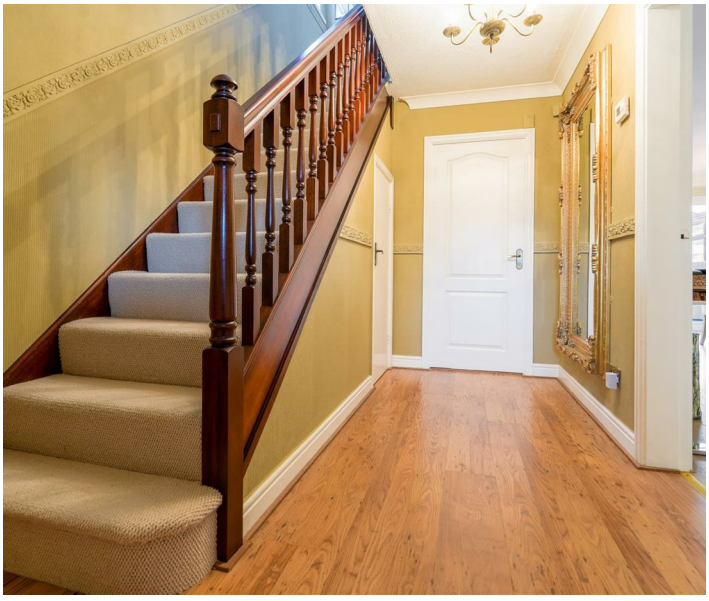
- Four-bedroom detached family home in the sought-after Ashdown Manor development in Killingworth
- Positioned on a generous corner, south-facing plot offering excellent privacy & large outdoor space
- Strong commuter links with easy access to Newcastle city centre, A19 & Tyne Tunnel
- Large 30ft living/dining room plus conservatory leading to a private rear garden
- High-quality Hammonds kitchen with integrated appliances, utility room & internal access to a double garage
- Four well-proportioned bedrooms including a principal en-suite, plus family bathroom & ample off-street parking

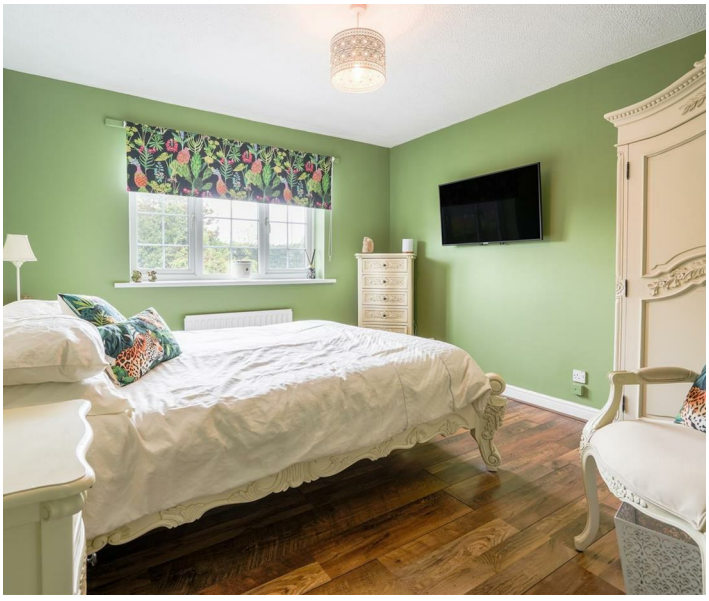
- Council Tax Band D
- EPC Rating C











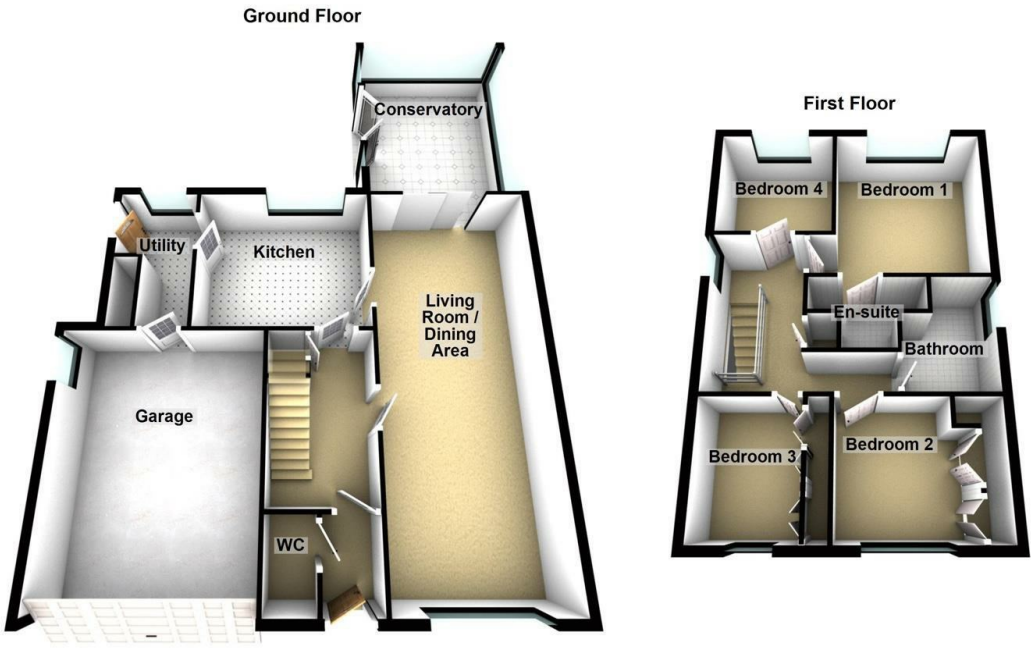
ACCOMMODATION

Room Dimensions

Living Room / Dining Area	8.99 x 3.6 (29'5" x 11'9")
Conservatory	4.49 x 3.6 (14'8" x 11'9")
Kitchen	3.41 x 3.95 (11'2" x 12'11")
Utility	3.34 x 1.14 (10'11" x 3'8")
W.C	1.01 x 1.78 (3'3" x 5'10")
Bedroom One	3.6 x 3.88 (11'9" x 12'8")
En Suite	2.5 x 1.58 (8'2" x 5'2")
Bedroom Two	2.73 x 2.72 (8'11" x 8'11")
Bedroom Three	2.72 x 2.05 (8'11" x 6'8")
Bedroom Four	2.65 x 2.59 (8'8" x 8'5")

Bathroom	1.92 x 2.5 (6'3" x 8'2")

FLOOR PLAN



Total area: approx. 160.1 sq. metres (1723.2 sq. feet)

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.