





- Delightful Detached Home
- Three Bathrooms
- No Upper Chain
- Freehold
- Modern Development
- Four Double Bedrooms
- Ground Floor WC
- Double Garage and Driveway
- Council Tax Band *E*
- South Facing Rear Garden





** 360° Virtual Tour | <https://www.madesnappy.co.uk/tour/1gfd7g1db86> **

Jan Forster Estates are delighted to market this superbly presented, four-bedroom family home, positioned in a in a delightful cul-de-sac. The modern build detached house is ideal for the growing family. Offered for sale with the benefit of no upper chain.

Killingworth Village along with nearby Forest Hall, offers residents convenient access to a variety of well-regarded primary and secondary schools. A range of supermarkets and retail outlets are close at hand, along with green spaces and parks that enhance the area's appeal for families. The area benefits from excellent transport connections, making it ideal for commuters.

The property is finished to a high standard throughout and briefly comprises to the ground floor: - entrance hallway, lounge with feature fireplace, fantastic kitchen dining room with fitted shaker style wall and floor units providing ample storage and French doors leading out to the rear. There is also a handy utility room and a ground floor WC. To the first floor, there are four double bedrooms; the main with a dressing room and an en-suite shower room and bedroom two with an en suite. There is also a modern three-piece family bathroom WC. The property further benefits from gas central heating and double glazing.



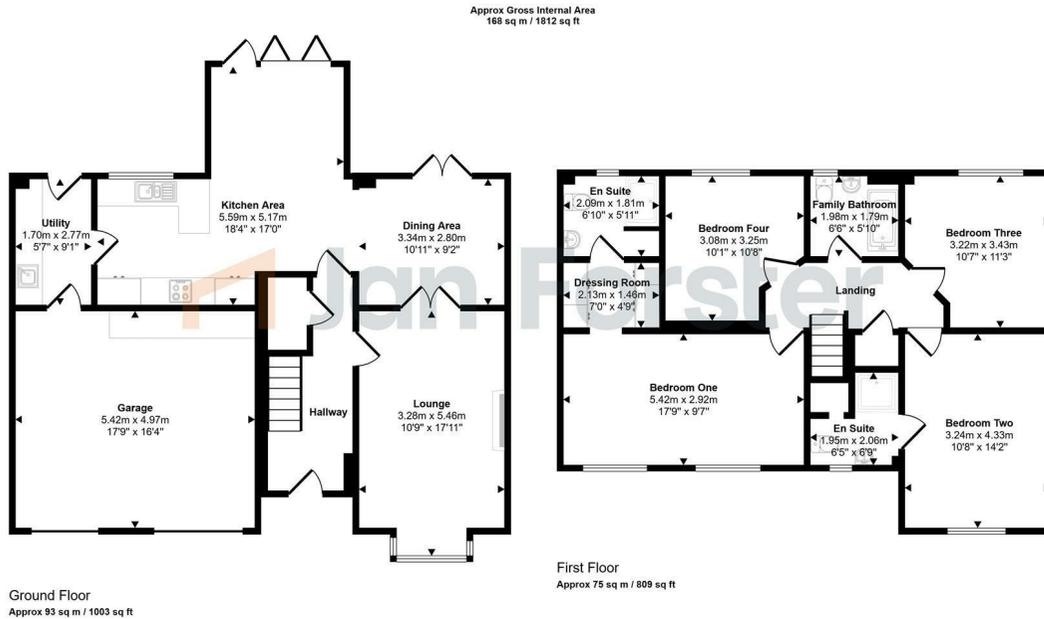
Externally there is a well-tended front garden along with a double driveway leading to the double garage. There is also a beautiful private, South-facing garden to the rear, which wraps around both sides, with a lawn, patio/seating areas and mature planted borders. A perfect space to relax on a sunny day.

This is truly a delightful home, and interested parties should arrange a prompt and essential internal viewing. Please call our sales team on 0191 236 2070 for more information.

Tenure

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

Council Tax band *E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

- Lounge 10'9" x 17'10" (3.28 x 5.46)
- Kitchen 18'4" x 16'11" (5.59 x 5.17)
- Dining Area 10'11" x 9'2" (3.34 x 2.80)
- Utility Room 5'6" x 9'1" (1.70 x 2.77)
- Bedroom One 17'9" x 9'6" (5.42 x 2.92)
- Dressing Room 6'11" x 4'9" (2.13 x 1.46)
- Bedroom Two 10'7" x 14'2" (3.24 x 4.33)
- Bedroom Three 10'6" x 11'3" (3.22 x 3.43)
- Bedroom Four 10'1" x 10'7" (3.08 x 3.25)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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