



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Victoria Court, West Moor, NE12





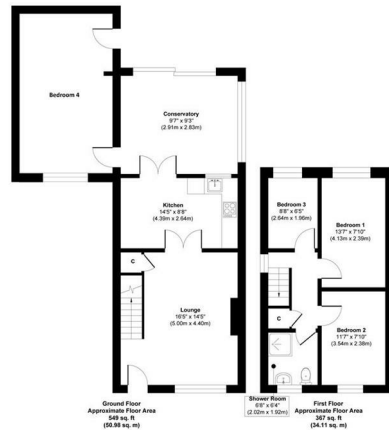
# The Property

Alexander Hudson Estates are delighted to bring to the market this beautifully extended and stylishly presented four-bedroom semi-detached family home, ideally positioned within the increasingly popular residential development of West Moor, NE12.

The accommodation briefly comprises an entrance hall leading directly into a spacious living room featuring an attractive exposed staircase. This flows into a modern, fully integrated kitchen/diner, ideal for everyday family life and entertaining. To the rear, a generous conservatory extension provides an additional sitting room with large sliding doors opening onto the rear garden, creating a seamless indoor-outdoor living experience. A well-proportioned fourth bedroom is also accessed from the conservatory extension.

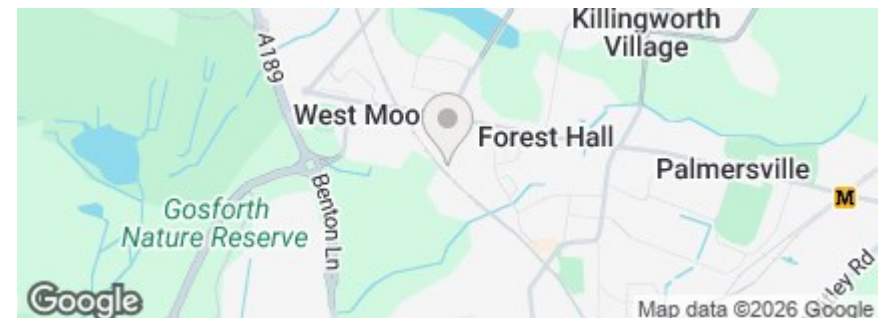
To the first floor are three well-presented bedrooms alongside a contemporary family bathroom. Externally, the rear garden has been thoughtfully landscaped and tiered, boasting a low-maintenance artificial lawn, hot tub, and summer house, offering a superb space for relaxation and entertaining.

West Moor is a popular residential suburb with roots in the 19th-century coal mining communities. Today, it combines a friendly village-like atmosphere with a mix of traditional and modern homes, appealing to both families and professionals alike. Local amenities include shops, a local bakery, Lidl supermarket, independent cafés and businesses such as The Printworks and The Croft, as well as Miller & Carter Steakhouse. Green spaces include Gosforth Nature Reserve and Killingworth Boating Lake. Excellent transport links via the A19, A1, and metro stations at Longbenton and Four Lane Ends provide easy access into Newcastle. Families benefit from a well-established community centre with a playground and sports field, alongside highly regarded schools such as West Moor Primary and St. Mary's Primary, making the area a sought-after location for community-minded residents.



Approx. Gross Internal Floor Area 916 sq. ft / 85.09 sq. m (Excluding Garage)  
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Alexander Hudson Estates

Freehold  
Council Tax: C  
EPC Rating: 67





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