



Acorn Drive | Camperdown | NE12 5AS

**£320,000**

Presenting this immaculate three-bedroom detached house is offered in the sought-after area of Cygnet Park, Camperdown, near Newcastle upon Tyne. The property includes a detached single garage, driveway parking and EV charging, providing practical benefits for modern family living.

Internally, the accommodation comprises a beautiful kitchen, cosy lounge and downstairs W.C. The kitchen includes a defined dining area and bi-fold doors opening directly to the garden with covered patio area, creating a sociable setting for everyday meals and entertaining. Bedroom one is a double room with built-in wardrobes, bedroom two is also a double, and bedroom three is a single, offering flexibility for families, guests or a home office. The bathroom briefly comprises; low level W.C., wash hand basin in vanity unit, panelled bath with overhead shower unit.

Cygnet Park, Camperdown is well placed for access to local amenities in nearby Killingworth and Forest Hall, including supermarkets, local shops and cafés. Families benefit from access to a range of schools in the surrounding area, with additional leisure and retail options at Killingworth Shopping Centre and the Lakeside Centre. Public transport links are accessible via Benton and Palmersville Metro stations, both a short drive away, offering regular services into Newcastle city centre in around 20-25 minutes, and towards the coast at Whitley Bay and Tynemouth. Road connections are convenient for the A19 and A1, providing straightforward commuting routes across Tyneside. Nearby green spaces and local parks offer opportunities for walking and outdoor recreation, supporting an appealing family environment.

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**Immaculate three-bedroom detached house**

**Kitchen-diner with garden bi-fold doors**

**Two double bedrooms with wardrobes**

**Garage, driveway parking and EV charging**

**Close to local amenities**

**Council tax band: D**

**EPC: B**

**Tenure: Freehold**

**ENTRANCE HALLWAY:** Accessed via a double-glazed entrance door, the welcoming hallway features a double radiator, staircase to the first floor, useful storage cupboard, and plumbing for a washing machine.

**DOWNSTAIRS CLOAKS/W.C.:** Fitted with a low-level W.C., wash hand basin, heated towel rail, and part-tiled walls.

**LOUNGE:** 14'1 x 11'8, (4.29m x 3.55m) into alcove. A stylish and well-presented living room featuring a double-glazed window to the front elevation, radiator, contemporary media wall with feature electric fire, shelving to the alcoves, and ceiling spotlights.

**BREAKFAST KITCHEN:** 15'8 x 9'3, (4.77m x 2.81m). Comprising of a range of wall and base units, 1½ bowl sink unit, integrated electric oven and microwave, induction hob with extractor hood, integrated dishwasher, and fridge freezer. The room also benefits from a breakfast bar, double-glazed window to the front, and bi-fold doors opening onto the rear garden.

**FIRST FLOOR LANDING AREA:** Featuring a double-glazed side window, cupboard housing the combination boiler, and access to the loft space.

**BEDROOM ONE:** 11'6 x 13'7, (3.50m x 4.14m). A spacious principal bedroom featuring double-glazed windows to the front and side elevations, fitted sliding-door wardrobes providing excellent storage, and the added benefit of air conditioning for year-round comfort.

**BEDROOM TWO:** 9'3 x 9'1, (2.81m x 2.76m). Featuring a double-glazed window to the rear and fitted sliding-door wardrobes.

**BEDROOM THREE:** 9'6 x 6'5, (2.89m x 1.95m). A versatile third bedroom with a double-glazed window to the front.

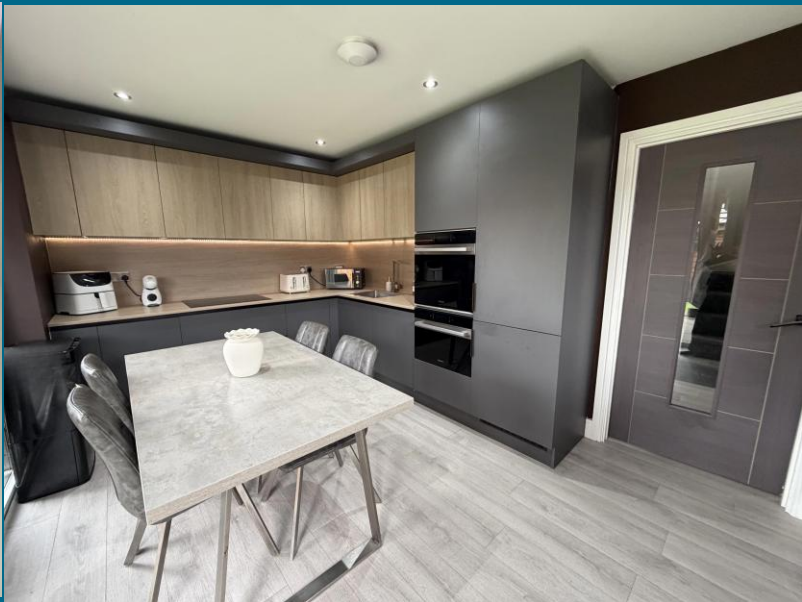
**FAMILY BATHROOM:** Comprising a panelled bath with a glass screen and an overhead shower unit with a hand-held shower head, wash hand basin set within a vanity unit, low-level W.C., heated towel rail, and part-tiled walls.

**EXTERNALLY:** The property benefits from a well-maintained side garden with artificial lawn, gravelled areas, and a block-paved driveway leading to the garage. The rear garden features artificial lawn, patio seating area, timber gazebo, security lighting, and external water and electrical points.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway/On Street

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

## RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc.): NO

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: TBC

Outstanding building works at the property: NO

## ACCESSIBILITY

This property has accessibility adaptations

- Ramp access to rear

## TENURE

Managed freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. Once the site is complete, there will be a site management fee, which can be discussed with your Legal Adviser.

## COUNCIL TAX BAND: D

## EPC RATING: B

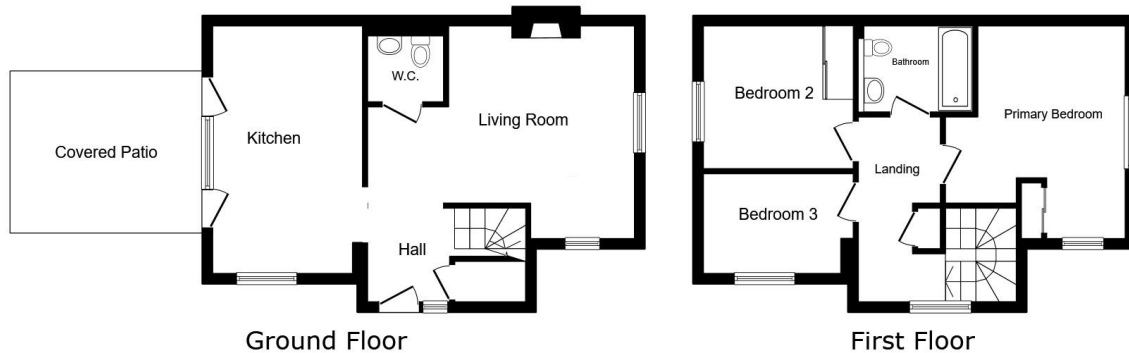
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Total floor area: 83.0 sq.m. (893 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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