

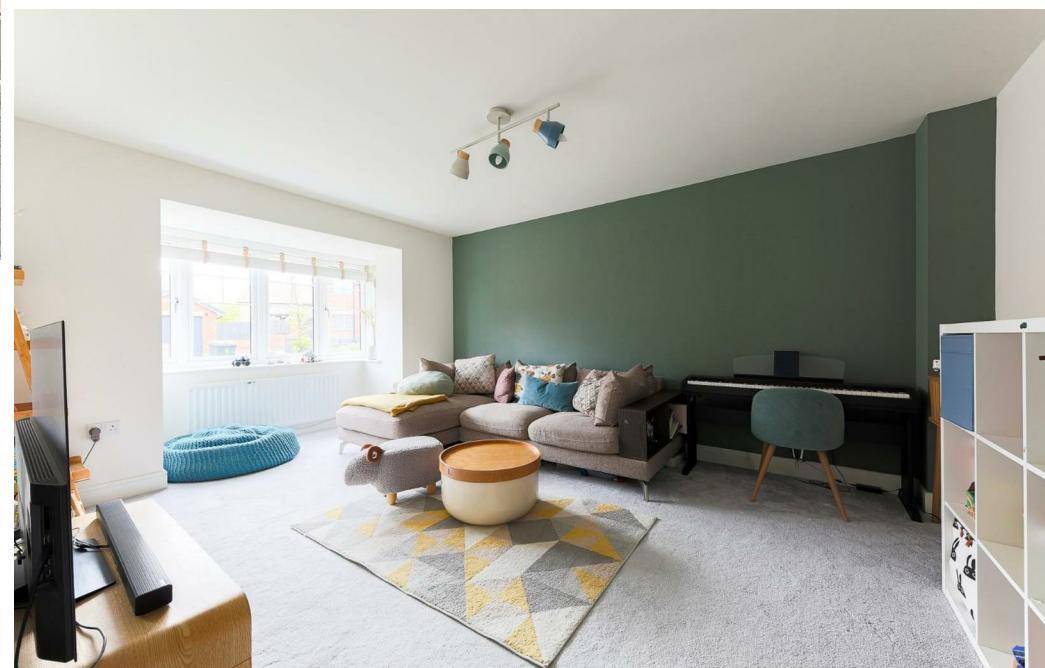
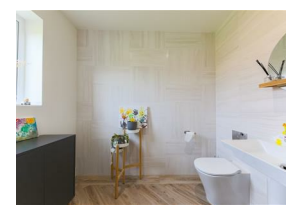
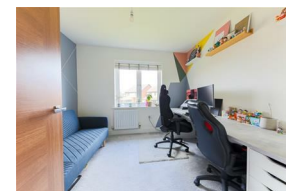


Alexander Hudson Estates

Sales Particulars

Alexander Hudson Estates

Acorn Drive, Cygnet Park, NE12



The Property

Alexander Hudson Estates are pleased to welcome to the market this well presented, four bedroom, detached family home, situated within a popular residential development.

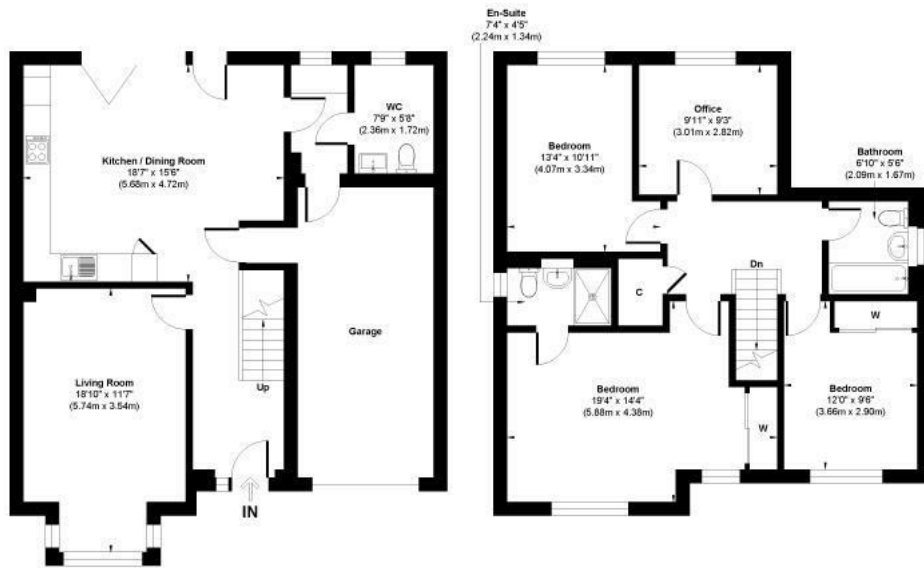
Bright and spacious throughout, the ground floor briefly comprises an entrance hallway, a living room to the front, and a modern open plan kitchen, dining and family space to the rear with access to the garden. There is also a separate utility area off the kitchen, along with a downstairs WC.

To the first floor are four well proportioned bedrooms, one benefitting from an ensuite, as well as a family bathroom.

Externally, the property benefits from a garage and a driveway providing ample off-street parking. To the rear is a generous garden with a patio area, ideal for outdoor seating and entertaining.

Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centred around the White Swan Shopping Centre with supermarkets, local shops, welcoming pubs, and restaurants. Outdoor spaces include Killingworth Boating Lake, local bridlepaths, and nearby nature reserves, providing excellent opportunities for leisure and recreation. Transport links are strong, with bus services to Newcastle and surrounding areas and easy access to the A19 for commuters. Families are well served by schools including George Stephenson High School and several local primary schools, making Killingworth & Killingworth Village a vibrant, convenient, and family-friendly location.

Freehold
Council Tax: F
EPC Rating: 83

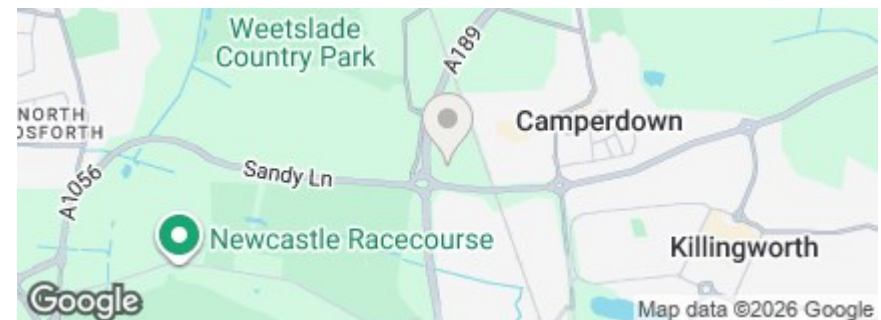


Ground Floor
Approximate Floor Area
663 sq.ft
(61.61 sq.m)

First Floor
Approximate Floor Area
778 sq.ft
(72.25 sq.m)

Approx. Gross Internal Floor Area 1441 sq. ft / 133.86 sq. m (Excluding Garage)

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Alexander Hudson Estates
The Printworks
20 Arrow Close
NE12 6QN

0191 268 7433
sales@alexanderhudson.co.uk