



ROOK
MATTHEWS
SAYER

Vineyard Close | Killingworth | NE12 7BP

Offers in the region of: £450,000

This immaculate detached house in the sought-after area of Moorfields Estate, Killingworth, Newcastle upon Tyne, opposite Gosforth Park, is available for sale with no upper chain! This fantastic well-maintained property offers four bedrooms, making it ideal for families.

The accommodation briefly comprising; Entrance door to a welcoming hallway, spacious lounge to the front, a bright and spacious kitchen/dining/family room to the rear with French doors leading to the superb sized garden, utility area, downstairs W.C., access to the garage from the entrance hallway, staircase to first floor landing, two double bedrooms to the front both with wonderful en-suites, a further two bedrooms to the rear, and modern family bathroom with three piece suite ideal for relaxation. The rear garden provides outdoor space suitable for recreation or relaxation.

The property comes with remainder of the NHBC warranty and benefits from a kitchen with built-in double oven, electric hob with extractor hood over, integrated appliances (refrigerator, freezer, dishwasher).

Having begun as a colliery village around the 19th century, West Moor is now best described as a suburb of Newcastle upon Tyne. The area benefits from local amenities such as local shops, Public House, Social Club and West Moor Primary School. West Moor has expanded over the years to create popular residential housing and business developments. It is situated close to Gosforth Business Park, Balliol Business Park and Quorum Business Park all accommodating many 'blue chip' companies, DWP and Freeman Hospital. Nearby areas include; Forest Hall, Killingworth, Benton, Longbenton, and South Gosforth.



4



2



3

Detached house

Two ensembles & Family bathroom

Four bedrooms

EPC: B

Open-plan kitchen/dining

Council tax band: F

Garage & driveway

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

HALLWAY

Laminate flooring, storage cupboard and door leading ground floor WC, lounge and garage.

DOWNSTAIRS W.C.

Part tiled walls, central heating radiator, low level WC, wash hand basin, and spotlights to ceiling.

LOUNGE: 15'1 x 11'4 (4.59m x 3.45m)

Central heating radiator, carpeted flooring, and double glazed window,.

KITCHEN/DINER : 28'7 x 10'7 (8.71m x 3.22m)

Laminate flooring, central heating radiator, French doors leading to the rear garden, spot lights to ceiling, range fitted wall and floor units, work tops with inset stainless steel sink and drainer unit, integral fridge and freezer, double electric oven, and electric hob.

LANDING

Cupboard housing the tank.

UTILITY AREA

Plumbing for washing machine, stainless steel sink and drainer unit, and central heating radiator.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: Garage & Driveway

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

BEDROOM ONE 18'1 into alcove x 14'7 at max point (5.51m x 4.45m)
Front double - central heating radiator, double glazed window, wardrobes.

EN-SUITE: 6'5 into shower x 7'3 max (1.96m x 2.21m)

Double shower, low level WC, wash hand basin, central heating radiator, part tiled walls, and spot lights to ceiling.

BEDROOM TWO : 15'7 into recess x 10'2 max point (4.75m x 3.10m)

Front double - Central heating radiator, double glazed window, and wardrobes.

EN-SUITE: 6'7 into shower x 5'0 max (2.00m x 1.52m)

Shower cubicle, low level WC, wash hand basin, chrome heated towel rail, and spot lights to ceiling.

BEDROOM THREE: 11'2 max x 12'9 into alcove (3.40m x 3.89m)

Rear double - double glazed window, central heating radiator, and wardrobes.

BEDROOM FOUR: 10'9 max x 10'2 (3.28m x 3.10m)

Rear double - double glazed window, and central heating radiator.

FAMILY BATHROOM: 6'7 x 7'5 (2.00m x 2.26m)

Low level WC, wash hand basin, bath with shower over, part tiled walls, double glazed windows, and sport lights to ceiling.

EXTERIOR

The front is partially laid to lawn with shrubbery border, block paved drive leading to the garage and side access to rear.

The rear garden is of good size and mostly laid to lawn with a patio area.

PARKING

A driveway providing off street parking for two cars.

GARAGE: 10'0 x 19'9 (3.05m x 6.02m)

Single garage with a wall mounted boiler.

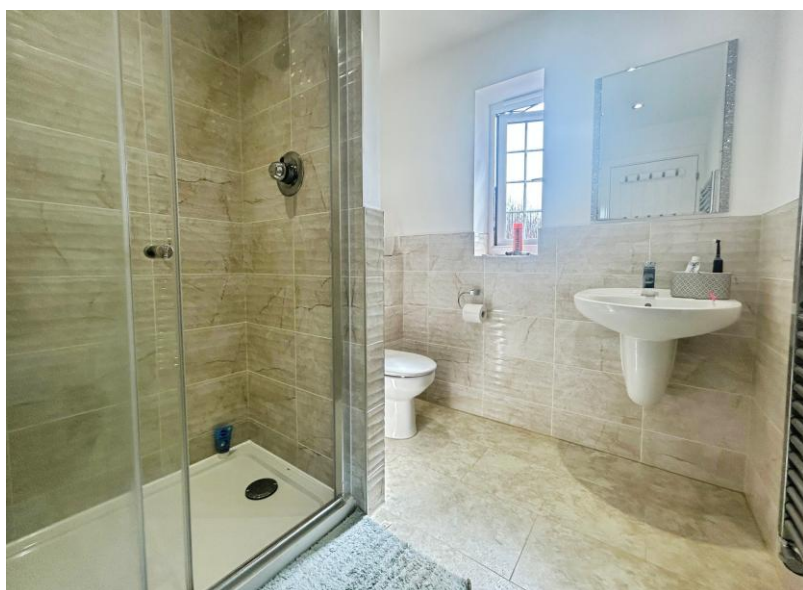
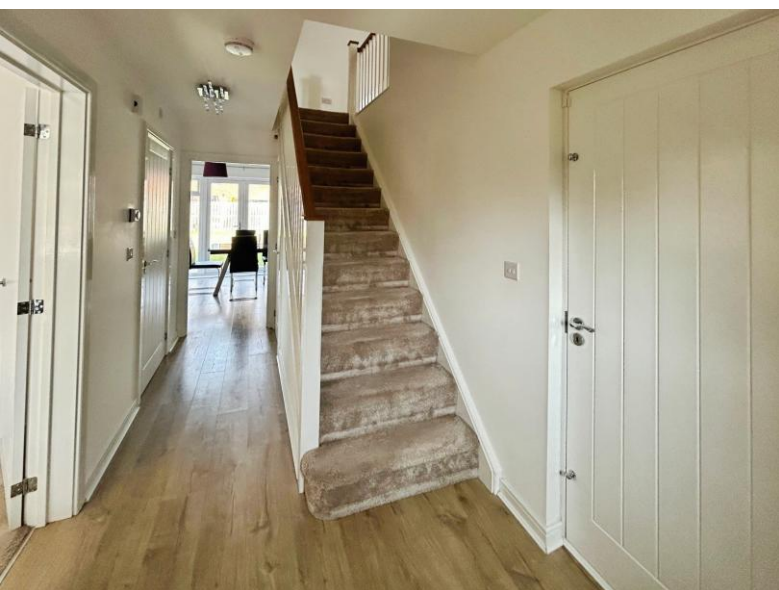
TENURE

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

COUNCIL TAX BAND: F

EPC RATING: B

FH00009005 .NF.NF.21/11/2025.V5







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.