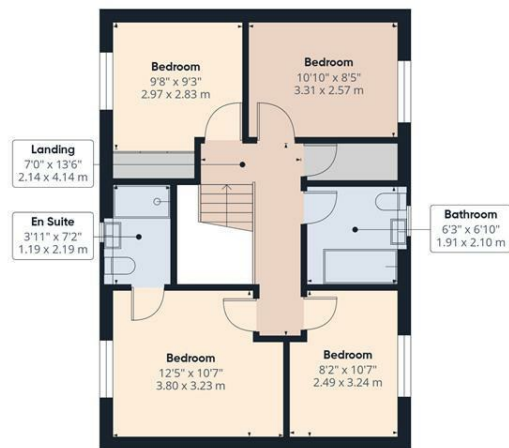




Moorfield Drive, Killingworth



Ground Floor



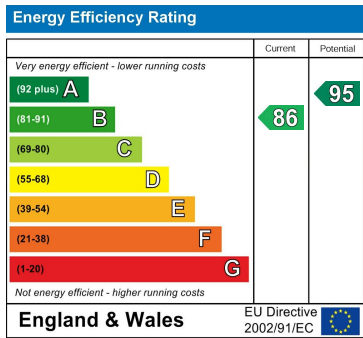
Floor 1

Approximate total area<sup>(1)</sup>  
1186 ft<sup>2</sup>  
110.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Offers Over £350,000

**Important Information**  
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.



Description

MODERN AND SPACIOUS FOUR BEDROOM DETACHED HOME  
POSITIONED UPON A SOUGHT AFTER RESIDENTIAL DEVELOPMENT  
IN KILLINGWORTH VILLAGE - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned four bedroom detached home, situated upon a sought after residential development in Killingworth village. Boasting modern open plan living, the property presents four good sized bedrooms, two bathrooms, sizeable reception room plus an open plan kitchen/living area and convenient downstairs WC, complete with a south facing rear garden and detached garage with driveway parking.

Briefly comprising; Light and welcoming entrance porch leads into the reception hallway, with integral storage cupboard, WC, stairs to the first floor and access to both rooms of the ground floor.

Initially to the right, the bright and inviting reception room offers a dual aspect, incorporating French doors to the rear garden, flooding the space with natural light. Spanning the width of the property, the space is expansive and can accommodate a multitude of layouts.

Across the hallway, the open plan kitchen/living area benefits from an L shaped layout with French doors to the rear garden. Presenting a range of modern grey fitted shaker style units framed with complimenting worktops, the integral appliances include; dishwasher, washing machine, fridge freezer, oven, gas hob and extractor fan.

The secondary reception room follows on and houses ample space for a dining room table and chairs.

To the first floor there is an additional storage cupboard, the family bathroom and four generous double bedrooms. Whilst the principal bedroom houses an en-suite shower room, equipped with a walk in shower, integral WC and pedestal wash basin.

Completing the home, the family bathroom has been fitted with a modern white three-piece suite including; bath, WC and pedestal wash basin.

Externally, to the front of the property there is a spacious garden with decorative laid to lawn areas, and a paved path leading to the main entrance. To the side of the property there is a driveway leading to a garage providing off road parking for multiple cars. Finally, to the rear there is a generous sized, south facing, enclosed garden with a paved patio seating area, and a large laid to lawn area with mature shrubs and established plants.

Located on the outskirts of Killingworth village, the property is a short drive to local shops, amenities and leisure facilities. There are also good transport links nearby with a main bus route providing access to Newcastle City Centre and the coast.

Entry  
5'2" x 7'6"

Hallway  
6'7" x 9'5"

Downstairs WC

Living Room  
20'9" x 10'3"

Kitchen/Living Area  
22'2" x 27'4"

Landing  
7'0" x 13'6"

Bedroom One  
12'5" x 10'7"

En Suite  
3'10" x 7'2"

Bedroom Two  
10'10" x 8'5"

Bedroom Three  
9'8" x 9'3"

Bedroom Four  
8'2" x 10'7"

Bathroom  
6'3" x 6'10"

Front & Rear Garden

Tenure  
Freehold

