



Hazelwood | Killingworth | NE12 6FF

Offers Over £325,000

A fantastic opportunity to acquire this lovely four-bedroom detached house situated within the popular and highly sought after Kingswood development in Killingworth. Positioned alongside other executive style detached homes and boasting a good range of nearby amenities, schools and transport links.

The property briefly comprises: entrance hall, downstairs cloakroom/w.c. generous lounge through dining room with bay window to the front flooding the room with natural light, leading to a superb conservatory with views over the manicured garden. The re fitted, stylish kitchen has integral appliances perfect for culinary pursuits. There is also the benefit of another reception room ideal as a home office or play room. Upstairs is equally impressive with four bedrooms, three with built in wardrobes, a good sized en-suite to bedroom one and a family bathroom ensures comfort for all. Occupying an elevated corner plot with well-maintained gardens to front, side and rear and driveway to attached garage. A superb purchase for a growing family, offering a wonderful lifestyle in a vibrant community, early inspection a must to secure.

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Immaculate 4 Bedroom Detached House

Sought After Location

Lounge/dining room with French doors

Four Bedrooms & En Suite

Conservatory, Well Kept Gardens & Garage

Freehold

Council Tax: D

EPC: D

ENTRANCE LOBBY: Accessed via a double-glazed entrance door, leading into the entrance hallway.

ENTRANCE HALLWAY: Step through a part glazed door into the entrance hallway which features a convenient under stair cupboard and a radiator.

DOWNSTAIRS CLOAKS/W.C.: The cloakroom offers a low-level WC, a wash hand basin set in vanity unit, with a radiator, part tiled walls and a double-glazed window to the front.

LOUNGE: (front): 17'9 x 11'3, (5.41m x 3.42m), Step into the spacious lounge through part-glazed double doors. The room features a stone surround with inset hearth and living flame gas fire, while coving to the ceiling and a dado rail add character to the space. A double-glazed bay window to the front and a side window allow light to flood the room, and a radiator provides heating.

DINING ROOM: (rear): 9'11 x 12'3, (3.02m x 3.73m) The dining room provides the perfect space for hosting and family meals, featuring a double radiator and a well-connected layout with patio doors leading to the conservatory, creating a sociable setting.

CONSERVATORY: 8'6 x 7'8, (2.59m x 2.33m), The conservatory is filled with natural light from double-glazed windows to the rear and side. It features tiled flooring and double-glazed French doors leading to the rear garden.

KITCHEN: (rear): The refurbished kitchen is fitted with a range of wall and base units and benefits from under-unit lighting. It features a 1½ bowl sink, a built-in electric double oven, gas hob and extractor hood, as well as an integrated dishwasher. There is also a double radiator and a door leading to the reception room.

RECEPTION ROOM: 7'6 x 14'7, (2.28m x 4.44m), The reception room offers versatile additional living space, featuring a sink unit, plumed for washing machine and base unit, with a door to the garage and elegant French doors to the rear garden.

FIRST FLOOR LANDING AREA: Double glazed window to the front with an airing cupboard that holds a combination boiler.

BEDROOM ONE: (front): 11'1 x 10'2, (3.37m x 3.09m), The principal bedroom benefits from a fitted wardrobe with sliding mirrored doors, a double-glazed window to the front, and a radiator. An en-suite bathroom is accessed from this room.

EN-SUITE SHOWER ROOM: (front): 7'3 x 5'5, (2.20m x 1.65m), The en-suite shower room is complete with a pedestal wash hand basin, a step-in shower cubicle and a low-level WC. The floors are tiled, and the walls are part-tiled. A double-glazed frosted window to the side completes the room.

BEDROOM TWO: (rear): 10'5 x 11'4, (3.17m x 3.45m), The second bedroom features a dado rail, a double-glazed window to the rear and a radiator. From here you can access the part boarded roof space.

BEDROOM THREE: (front): 7'2 x 8'2, (2.18m x 2.48m), The third bedroom features a fitted wardrobe with sliding mirrored doors, a double-glazed window to the front and a radiator.

BEDROOM FOUR: (rear): 7'5 x 7'7, (2.26m x 2.31m), The final bedroom also features a fitted wardrobe with sliding mirrored doors, a double-glazed window to the rear and a radiator.

FAMILY BATHROOM: The bathroom is well equipped with a panelled bath and mixer shower, a wash hand basin set within a vanity unit, and a low-level WC. The walls are part tiled and there is also an extractor fan.

GARAGE: The garage is of generous size and offers an up and over door and light and power points.

EXTERNALLY: To the front, there is a driveway and a well-maintained lawn that enhances the property's kerb appeal. The rear garden is also well maintained, featuring a patio area and lawn, with walled, fenced, and hedged borders.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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.

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: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

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: D

EPC RATING: D

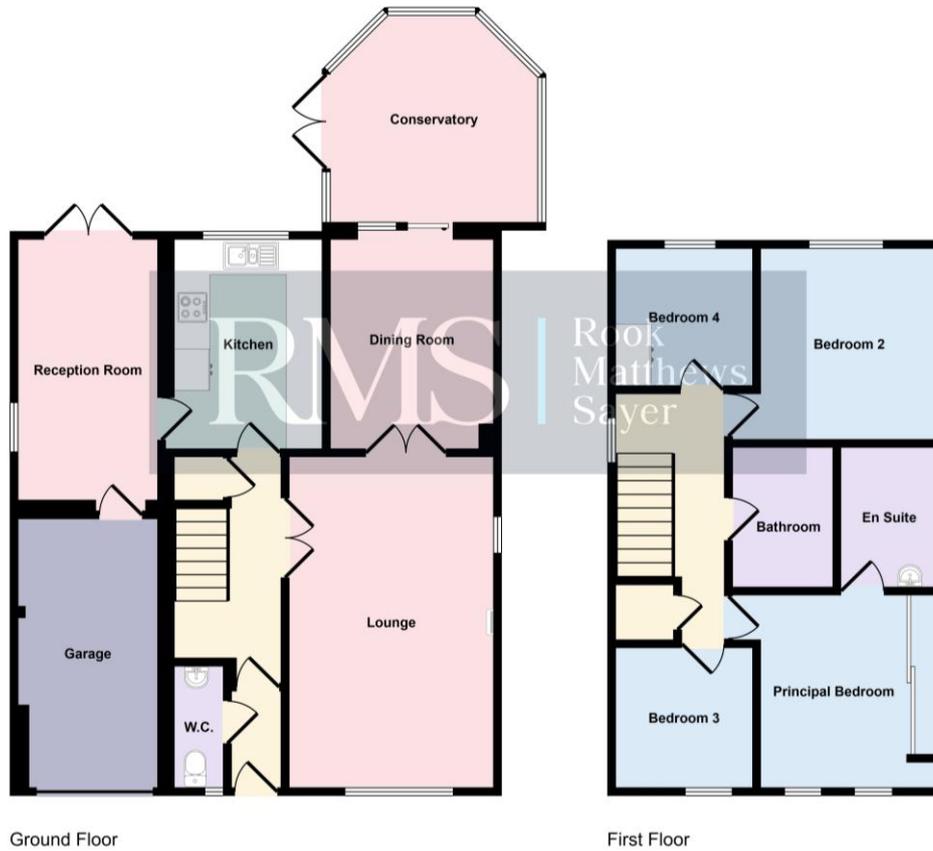
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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