



## St Josephs Close

Killingworth

Offers Over £550,000

EPC: B

- Stunning Detached House
- Substantial Five Bedroom
- Two En Suite
- Electric Garage
- Sought after Killingworth Village
- EPC:B / Council tax band:F / Freehold

This impressive and substantial five bedroom detached house situated on the highly sought after Killingworth Village in a popular residential estate, simply must be viewed! Situated in this well laid out cul-de-sac alongside other high quality homes the fabulous first class accommodation briefly comprises, ground floor: impressive reception hall, good size lounge with an impressive window looking over the rear garden, good size dining room with natural light, office/study/snug, downstairs W/C and great size kitchen with integrated appliances with French doors to the rear garden and a separate utility room. To the first floor you have grand Hall Way with impressive windows out looking the front of the property, five good size bedrooms, and two en suite and family bathroom. Externally there is an enclosed low maintenance garden, electric garage and drive way. The property boasts gas central heating, ample storage and double glazing. This is a substantial living space and we anticipate an extremely high level of viewings on this fantastic family home!

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# St Josephs Close, Killingworth

**ENTRANCE:**

Wood entrance door, Double glazed window to front, cupboard under stairs and cupboard to the side.

**ENTRANCE HALLWAY:**

Double glazed window to front, stairs to first floor landing ceramic tiles.

**WC: 11.68ft x 10.68ft**

Low level wc, wash hand basin, ceramic tiles, mirror, extractor fan and radiator.

**LOUNGE: 12.92 x 16.20**

Double glazed window to rear, remote controlled gas fire and radiator.

**DINING ROOM:**

Double glazed window to rear and radiator.

**OFFICE: 9.06 x 7.98**

Double glazed window to front and radiator.

**KITCHEN: 11.85 x 17.11**

Double glazed window to front, double glazed patio doors to rear, range of wall, floor and drawer units, tiled splash back, built in electric fan assisted gas oven, integrated fridge freezer dishwasher and microwave, ceramic tiled floor and spotlights.

**UTILITY ROOM: 7.74 x 5.66**

Fitted wall and base units, work surfaces, stainless steel sink unit, space for fridge freezer, plumbed for washing machine, tiled floor and radiator.

**FIRST FLOOR LANDING:**

Double glazed window to front.

**BEDROOM ONE: 13.26 x 12.52**

Double glazed window to rear, fitted wardrobes and radiator.

**ENSUITE:**

Double glazed window to rear, low level wc, pedestal wash hand basin, extractor fan, panelled bath, shower cubical, ceramic tiling, spotlights and heated towel rail.

**BEDROOM TWO: 12.18 x 10.31**

Double glazed window to front, fitted wardrobes, television point and radiator.

**BEDROOM THREE: 8.77 x 14.16**

Double glazed window to rear and radiator.

**BEDROOM FOUR: 11.59 x 10.82**

Double glazed window to front and radiator.

**BEDROOM FIVE: 9.80 x 13.30**

Double glazed window to front, fitted wardrobes and radiator.

**BATHROOM:**

Double glazed window to rear, panelled bath, pedestal wash hand basin, low level wc, spotlights, tiled, tiled shower cubical, extractor fan and heated towel rail.

**REAR GARDEN:**

Blocked paved, part lawned, side access and north west facing garden.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86   B  | 86   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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