



Vineyard Close | Killingworth | NE12 7BP

# Offers in the region of: £475,000

This well presented four bedroom detached house offering modern open plan family living to the rear. Conveniently located on the popular Miller & Carter estate opposite Gosforth Park. Comprising; entrance hall, downstairs W.C, staircase to the first floor, door to the garage, lounge to the front, family room incorporating a dining area and modern kitchen with a good range of wall and base units incorporating a built-in double oven, electric hob with extractor hood over, integrated appliances and door to a useful utility room. To the first floor, a modern bathroom/W.C. master bedroom with ensuite shower room, guest bedroom with ensuite shower room and a further two bedrooms. Externally to the front is a block paved driveway providing off street parking for two cars and leading to the integral garage, side access to the larger than average rear garden which is mainly laid to lawn with patio area and fenced boundaries. The property benefits from gas central heating, UPVC double glazing, the remainder of the NHBC warranty.

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.

ROOK  
MATTHEWS  
SAYER



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 4.6m (15'1) x 3.4m (11'2)

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

##### KITCHEN/DINER 8.7m (28'7) x 3.1m (10'2)

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 4.8m (15'9) x 3.4m (11'2)

Front double - central heating radiator, double glazed window, wardrobes.

##### EN-SUITE

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

##### BEDROOM TWO 4.8m (15'9) x 3.1m (10'2)

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

##### EN-SUITE

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

##### BEDROOM THREE 3.4m (11'2) x 2.2m (7'3)

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

##### BEDROOM FOUR 3.1m (10'2) x 3.3m (10'10)

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

##### FAMILY BATHROOM

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

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.13/08/2025.V.2













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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