



Cherrytree Close | Killingworth | NE12 6XF

Offers in Excess of: £325,000

Presenting an immaculate detached house for sale, this exceptional three-bedroom family home is set in a sought-after location featuring nearby schools, parks, and scenic walking routes. The property comprises three spacious reception rooms, with both the family room and lounge offering access to the delightful south-facing garden—perfect for enjoying natural light and relaxing outdoors. One reception room enjoys serene garden views, while the other features an open-plan layout into the kitchen that creates an inviting atmosphere for both entertaining and family gatherings. The open-plan kitchen is equipped with a dedicated breakfast area and a useful utility room, providing an efficient workspace that seamlessly blends practicality with comfort. The home offers three well-proportioned bedrooms: two double bedrooms, one of which benefits from built-in wardrobes for ample storage, and a versatile single bedroom, ideally suited for children or a home office. Externally, families will appreciate the single garage, which offers valuable off-road parking or additional storage. The beautifully maintained south-facing garden delivers a tranquil retreat, ideal for al fresco dining and children's play throughout the seasons.

With an EPC rating of D and falling within Council Tax Band C, this property successfully balances comfort with efficiency. Its prime location—close to reputable schools, popular parks, and picturesque walking routes—makes it perfectly suited to families seeking an idyllic home lifestyle.

This is a rare opportunity to acquire a meticulously maintained family home in an enviable setting.

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Detached

Sought after location

Three bedrooms

EPC: D

South facing Garden

Council tax band: C

Driveway & Garage

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE HALLWAY: storage cupboard, security alarm system control, staircase to first floor

LOUNGE: (rear): 12'9 x 13'5 (3.89m x 4.09m)

Feature fireplace with gas fire and surround, double glazed French doors to rear garden, radiator, double doors to

DINING ROOM: (front): 10'2 max x 8'1 max (3.10m x 2.46m)

Storage cupboard, double glazed window to front, radiator, door to

KITCHEN: 15'2 at max point x 7'9 max (4.62m x 2.36m)

Fitted wall and base units with work surfaces incorporating; one and a half bowl sink unit with mixer tap, gas hob, extractor hood, electric double oven, space for dishwasher, breakfast bar, glass fronted show cabinet, double glazed window to side, door to

UTILITY: Housing combination boiler, wall and base units with work surfaces, space for washing machine, space for under bench fridge and freezer, double glazed window to rear, radiator.

FAMILY ROOM: (rear): 10'8 x 10'7 (3.25m x 3.22m)

Two double glazed French doors to the rear garden, radiator.

FIRST FLOOR LANDING AREA: Double glazed window to front, loft access to partially boarded loft space.

FAMILY BATHROOM: 6'9 max x 5'4 max (2.06m x 1.62m)

Briefly comprising; low level W.C., 'p' shaped panelled bath with overhead shower unit and shower screen, wash hand basin in vanity unit, double glazed frosted window to front, heated towel rail.

BEDROOM TWO: (rear): 10'3 into recess x 8'6 (3.12m x 2.59m)

Radiator, double glazed window to rear.

BEDROOM ONE: (rear): 10'3 into recess x 11'9 plus into robes (3.12m x 3.58m)

Built in wardrobes, radiator, double glazed windows to rear.

BEDROOM THREE: (rear): 7'1 x 6'6 (2.16m x 1.98m)

Radiator, double glazed window to front.

GARAGE: 16'3 x 8'1 (4.95m x 2.46m)

EXTERNALLY:

Front- Lawned area with planted borders, block paved driveway.

Rear- A stunning South facing rear garden, enclosed and tranquil, two sheds, greenhouse, lawned area, block paved areas, planted and hedged borders, fenced boundaries.

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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.

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

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:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: C

EPC RATING: D

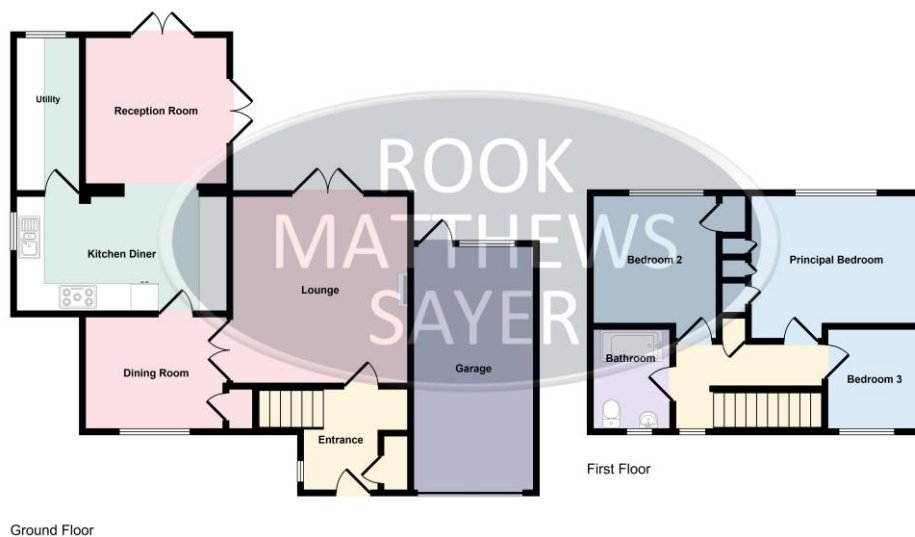
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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.

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