

## Crumstone Court | Killingworth | NE12 6SZ

# Offers in Excess of: £310,000

Presenting an immaculate extended link-detached property, this generously proportioned three-bedroom home is ideally situated in a sought-after location with exceptional access to public transport links, reputable nearby schools, local amenities, picturesque parks, and scenic walking routes – perfect for families looking for convenience and quality of life. Step inside and discover a thoughtfully designed interior, featuring an inviting open-plan kitchen that is bathed in natural light and well-appointed with ample dining space for both everyday meals and entertaining guests. The residence offers two reception rooms, one of which is currently being utilised as a fourth bedroom and provides delightful views over the garden and direct access for seamless indoor-outdoor living. Upstairs, the principal bedroom is a true haven, benefitting from a generous double size, built-in wardrobes, and a contemporary en-suite for additional privacy and comfort. The second bedroom also offers a comfortable double layout, while the third bedroom is an ideal single, perfect for a child or as a study. A beautifully designed family bathroom features a luxurious free-standing bath, providing a tranquil space for relaxation.

Boasting a private, south-facing garden, the property ensures an abundance of sunlight throughout the day – an ideal setting for alfresco dining, play, or peaceful retreat. This exceptional home has been finished to remarkable standards and presents a rare opportunity for discerning families seeking style, space, and connectivity in a highly desirable neighbourhood. Early viewing is highly recommended.





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**Link-Detached** 

**Three bedrooms** 

**Two reception rooms** 

**Open-plan kitchen** 

South facing garden

EPC: D

Council tax band: D

**Tenure: freehold** 

For any more information regarding the property please contact us today

#### **PROPERTY DESCRIPTION:**

#### **ENTRANCE DOOR to**

**ENTRANCE PORCH:** Useful and versatile porch, door to:

ENTRANCE HALLWAY: staircase to the first floor, radiator, doors to:

**LOUNGE:** (front): 16'9 into bay  $\times$  12'4 max (5.11m  $\times$  3.76m) Feature fireplace with electric fire and surround, radiator, double glazed window to front.

### OPEN-PLAN KITCHEN/FAMILY ROOM/DINING:

(rear): 21'4 max 18'8 max (6.50m x 5.69m)

Stunning open plan living briefly comprising; fitted wall and base units with work surfaces incorporating a one and a half bowl sink unit, kitchen island, free standing American style fridge freezer, free standing range cooker, extractor hood, integrated dishwasher, two built in wine coolers, spotlights to ceiling, low hanging light fittings above kitchen island, LED lighting, UPVC double glazed French doors to rear garden, double glazed window to rear.

**DOWNSTAIRS W.C.:** Low level W.C., floating wash hand basin.

### **UTILITY AREA/REAR HALLWAY:**

#### RECEPTION ROOM/BEDROOM/STUDY: (rear):

11'7 max x 8'9 max (3.53m x 2.67m)

Radiator, UPVC double glazed French doors to rear garden, spotlights to ceiling.

FIRST FLOOR LANDING AREA: double glazed window to side, storage cupboard, loft access, doors to:

**FAMILY BATHROOM:** 6'9 plus into shower x 7'7 (2.06m x 2.31m) Gorgeous bathroom, briefly comprising; Low level W.C., free standing bath with mixer tap and shower head, wash hand basin in vanity unit, heated towel rail, double glazed frosted window to side, fully tiled, step up to bath with spotlights.

**BEDROOM ONE:** (rear): 16'9 plus into robes  $\times$  10'5 into robes (5.11m  $\times$  3.18m) Fitted wardrobes and drawer units, radiator, ceiling rose, double glazed window to rear, door to

**EN-SUITE:** low level W.C., step in shower cubicle, wash hand basin in vanity unit, heated towel rail, double glazed frosted window to rear.

**BEDROOM TWO:** (front): 12'1 plus into robes x 10'6 (3.68m x 3.20m) Radiator, double glazed widow to front.

**BEDROOM THREE:** (front): 8'7 into recess x 7'9 max (2.62m x 2.36m) Radiator, double glazed window to front.

**GARAGE:** 15'8 max x 9'2 max (4.78m x 2.79m) Combination boiler, plumbed for washing machine.

**EXTERNALLY:** A stunning, South facing rear garden with raised decked area, lawned areas, paved areas, gravelled borders with mature hedges.















#### 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 accessibility adaptations:

Accessible handrail to front door

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

FH00009145 .NF.NF.05/09/2025.V.2





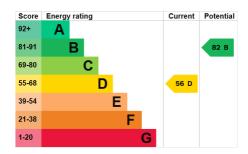












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

