



Ashmead Close | Killingworth | NE12 6GB

**£330,000**

Presenting a well-cared for four-bedroom detached house situated in a well laid out cul-de-sac on the sought after Ashmead Close, Ashdown Manor in Killingworth. This inviting property offers generous accommodation with lots of potential to make it your own and is perfect for a growing family.

You are welcomed on the ground floor into a spacious hallway which has a guest W.C. and grants access to the fantastic sized lounge / dining room with decorative fireplace. This leads to a generous conservatory, a haven of tranquillity where serene garden views can be enjoyed. The breakfasting kitchen with built in appliances ensures all culinary needs are met, with room for a table perfect for social gatherings.

Upstairs there are four bedrooms, three of which benefit from built in wardrobes and furniture, maximising storage and space efficiently. The principal bedroom has an en-suite providing a step-in shower and wash hand basin, whilst the family bathroom has a walk-in shower with half height bifold doors providing easy access.

Externally you will find delightful manicured gardens. A block paved driveway to the front provides off street parking for several vehicles and leads to the garage, and the rear, with a southerly aspect, is well stocked with patio and lawned areas ideal for relaxing or entertaining family and friends. A potting shed with power and light, external water and electrics will appeal to garden enthusiasts.

The property is well placed for daily travel to both Newcastle city centre and the coast; a variety of local schools, shops and amenities are also nearby at the White Swan Shopping Centre in Killingworth. Offered with No onward chain, early internal inspection is highly recommended to secure.

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**Detached Family Home**

**Cul De Sac Position**

**Large Conservatory**

**No Onward Chain**

**Manicured Gardens & Garage**

**Freehold**

**Council Tax: D**

**EPC: TBC**

**ENTRANCE HALLWAY:** Accessed via a double-glazed front door, the entrance hallway features windows to either side, allowing for good natural light. It includes a decorative dado rail, provides access to the main ground floor rooms, and has a staircase rising to the first floor.

**DOWNSTAIRS CLOAKS/W.C.:** Fitted with a low-level W.C., pedestal wash hand basin, and a double-glazed window to the front for ventilation and natural light.

**LOUNGE:** 23'2 x 12'0, (7.06m x 3.65m). A generously proportioned living room featuring a marble-effect fireplace with inset and hearth, complemented by a flame-effect gas fire. Additional features include two radiators and decorative coving to the ceiling. A double-glazed bow window to the front provides ample natural light, while double doors lead through to the conservatory.

**CONSERVATORY:** 16'4 x 11'5, (4.97m x 3.47m). A bright and versatile additional living space with tiled flooring and double-glazed windows to the sides and rear. Double-glazed French doors open out onto the rear garden, making this an ideal space for relaxing or entertaining.

**BREAKFAST KITCHEN:** 16'11 x 10'8, (5.15m x 3.25m). Well-appointed with a range of wall and base units and a one-and-a-half bowl sink unit. The kitchen includes a built-in double gas oven, hob, and extractor fan, as well as an integrated fridge. There is space and plumbing for a dishwasher and washing machine. Partially tiled walls, two double-glazed rear windows, a double radiator, a useful built-in pantry cupboard, and a door to the garage complete the space.

**FIRST FLOOR LANDING AREA:** The landing features a dado rail and provides access to all first-floor rooms. There is also an airing cupboard and access, via a loft ladder, to a part-boarded roof space offering additional storage.

**BEDROOM ONE:** 13'3" x 9'3" (4.03m x 2.81m) into alcove. The principal bedroom is fitted with a range of bedroom furniture and built-in wardrobes, with a double-glazed window to the rear aspect.

**EN-SUITE SHOWER ROOM:** Fitted with a step-in mains shower cubicle, wash hand basin, and part-tiled walls.

**BEDROOM TWO:** 16'3" x 7'8" (4.95m x 2.33m)  
A well-proportioned second bedroom featuring fitted bedroom furniture and wardrobes, a dado rail, double radiator, and double-glazed windows to both the side and rear, allowing for plenty of natural light.

**BEDROOM THREE:** 9'3" x 8'8" (2.81m x 2.64m) plus wardrobes. Includes fitted wardrobes, a radiator, and a double-glazed window to the front.

**BEDROOM FOUR:** 7'9" x 6'5" (2.36m x 1.95m). The versatile fourth bedroom is complete with a radiator and double-glazed front window.

**FAMILY BATHROOM:** Comprising a step-in shower cubicle, pedestal wash hand basin, and low-level W.C. Additional features include a heated towel rail, part-tiled walls, and a double-glazed frosted window to the rear.

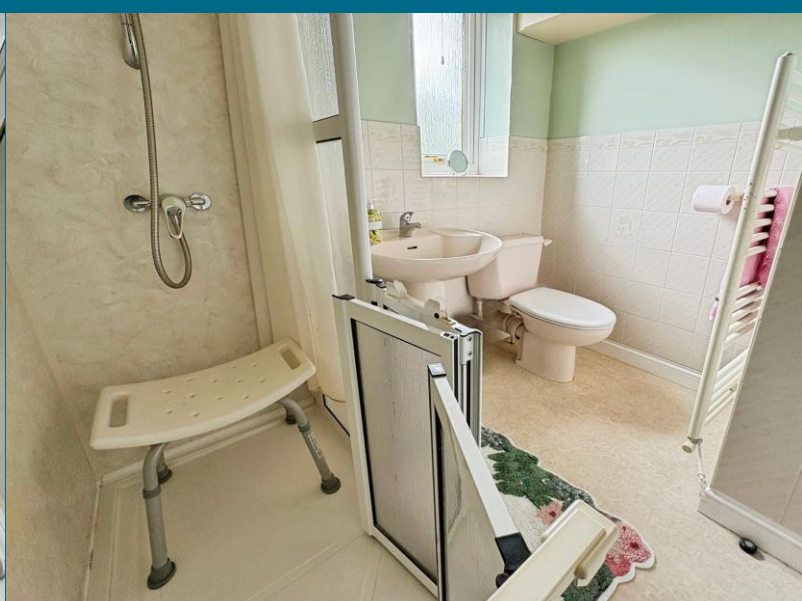
**EXTERNALLY:** The front garden is predominantly laid to lawn, complemented by flower, tree, and shrub borders. A block-paved driveway provides off-road parking and leads to the garage. The rear garden is also mainly laid to lawn with well-stocked borders and a fenced boundary, offering a good degree of privacy. There are three separate patio areas, ideal for outdoor dining and entertaining, along with external water supply and power points.

**GARAGE:** The garage benefits from light and power, a roller door, and a double-glazed side access door. It also houses a wall-mounted combi boiler and provides useful storage space within the eaves.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

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

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 accessibility adaptations:

-Stair lift.

## 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: TBC

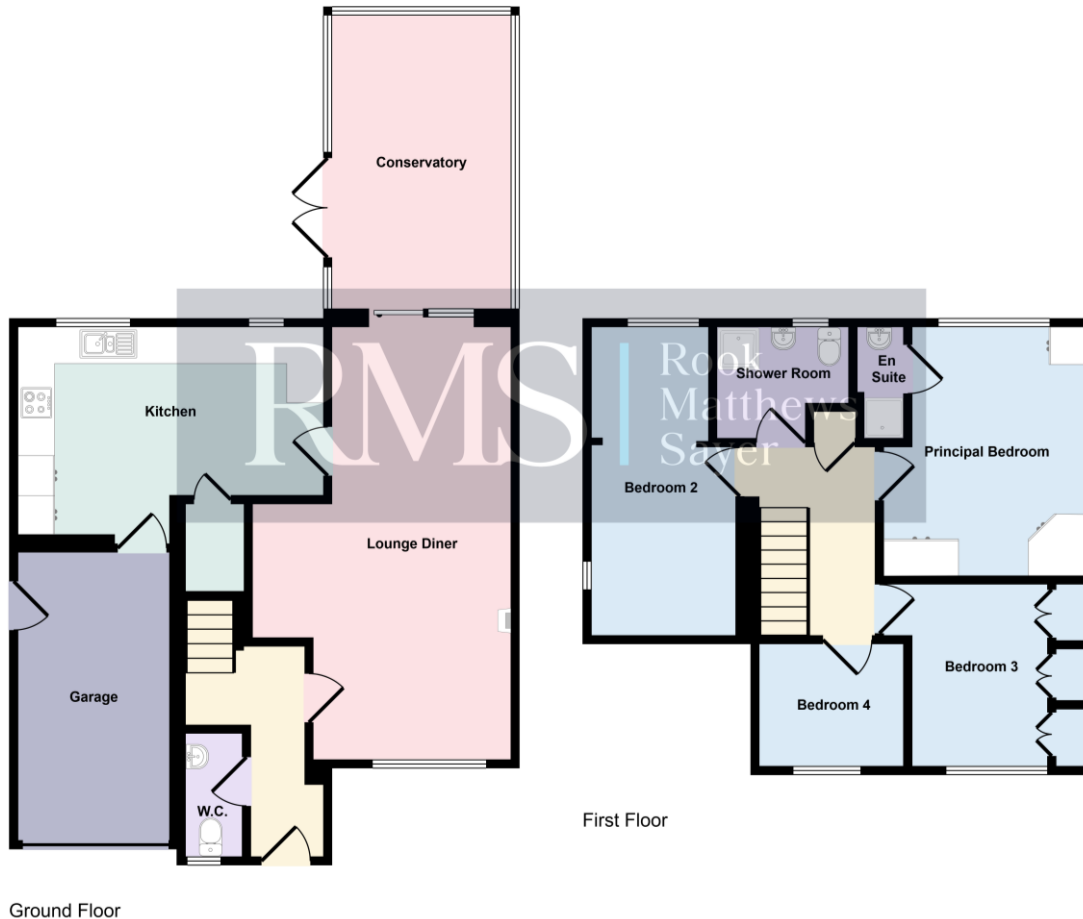
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