

BRUNTON
RESIDENTIAL



HARVEST WAY, MOORFIELDS, KILLINGWORTH, NE12

Offers Over £450,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





Turn-Key Four-Bedroom Detached Home Positioned on a Corner Plot Within the Popular Moorfields Development in Killingworth. Offering a Landscaped Rear Garden with Bespoke, Fully Wired Garden Room, Detached Garage, Double-Length Driveway, and Principal Bedroom with En Suite.

This immaculately presented, turn-key home features numerous upgrades throughout, including Amtico LVT flooring across the entire property, solid oak doors, and a spacious kitchen/diner with separate utility room. Several of the high-specification extras were professionally fitted by Ashberry Homes, further enhancing the home's overall quality and finish. Three bedrooms include Hammonds fitted wardrobes, and the garden room is professionally designed with heating, air conditioning, and hard-wired fibre broadband - ideal for bespoke home working. The property further benefits from professionally installed CCTV, full-fibre broadband hard-wired throughout the house and to the garden room, and professionally fitted external lighting around the house and garden, enhancing both security and atmosphere.

Set within a sought-after modern development, the property enjoys close proximity to local schools, shops, green spaces, and strong transport links.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Internal accommodation briefly comprises: Entrance hallway laid with stylish Amtico flooring, which continues up the staircase and is complemented by solid oak doors throughout the home. To the right of the hall is a spacious lounge, enjoying a large walk-in bay window that draws in natural light, and a separate study/ living room, ideal for home working. A convenient ground floor WC is positioned beneath the stairs.

To the left, the hallway opens into a generously proportioned kitchen/diner. This space is well-appointed with a range of integrated appliances including an oven, hob, and extractor fan, granite work surfaces, and a rear-facing window overlooking the garden. French doors provide direct access to the rear garden. From the kitchen, a door leads into a practical utility room with additional access to the property's double-length driveway and detached pitched-roof garage.

Upstairs, the landing leads to four well-sized bedrooms, three of which benefit from fitted wardrobes by Hammonds. The principal bedroom includes a modern en suite shower room, while the remaining rooms are served by a family bathroom.

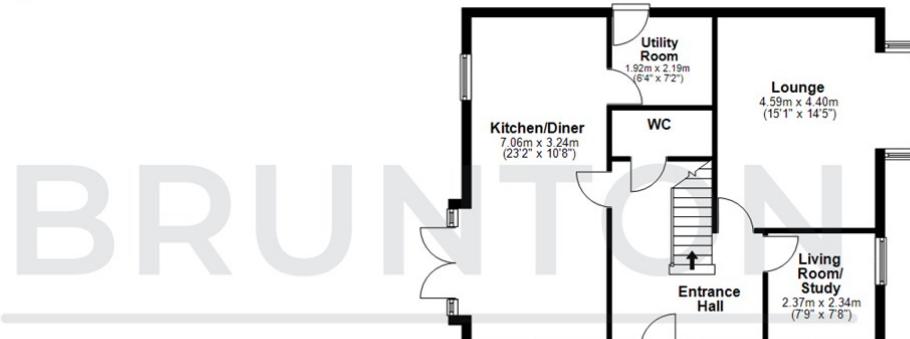
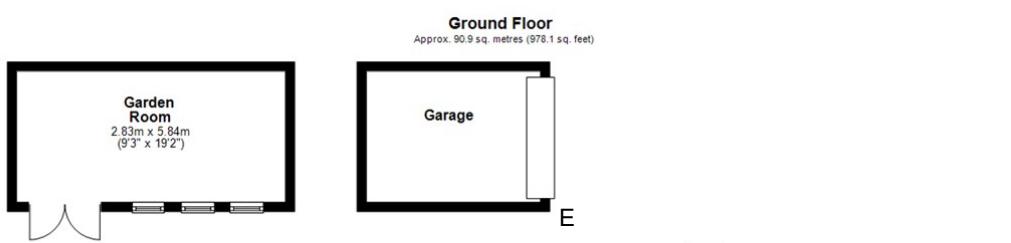
Externally, the property is positioned on a corner plot and features a well-maintained town garden to the front. The enclosed rear garden is mainly laid to lawn with secure fenced boundaries and has been professionally landscaped. French doors from the kitchen open onto a paved patio area. A standout feature is the high-spec garden room, accessed via the rear garden, which is divided into two sections—a home office and a snug—both fully insulated and hardwired with heating and/or air conditioning.



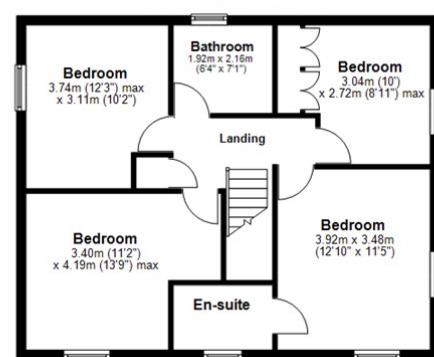
BRUNTON

RESIDENTIAL

TENURE : Freehold



BRUNTON
RESIDENTIAL

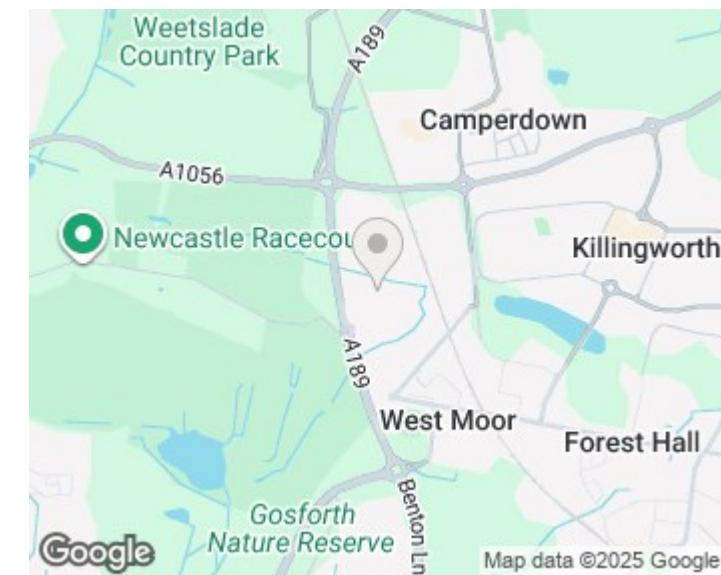


All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		