



 **Jan Forster**

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Paddock Lane | Killingworth | Newcastle Upon Tyne | NE12 7AG
Price £295,000





This modern, detached family home is ideally situated on the highly sought after Moorfields estate in Killingworth, forming part of a delightful Bellway build development. The house has been finished to a high standard offering well balanced and generous living space over two floors.

The property briefly comprises: - entrance hallway with ground floor WC, bright and airy lounge and a fantastic, fitted kitchen/diner with French doors to the rear garden. Three generous bedrooms are located to the second floor; the main bedroom with a contemporary en-suite facility and the spacious three-piece bathroom.

Externally, the house also benefits from a detached garage and driveway providing off-street parking for two cars, with an easy maintain garden to the front and a generous lawned rear garden. The property also boasts gas central heating, ample storage, and double glazing.

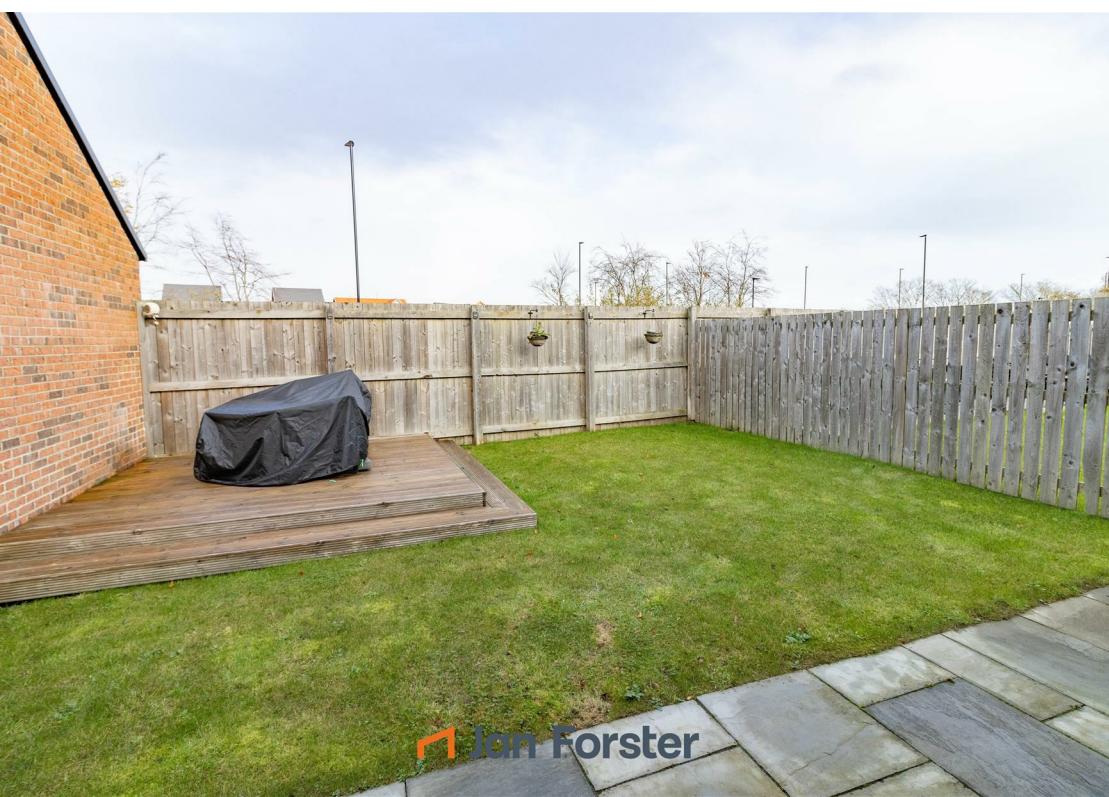
The location is well placed for access to main travel links, excellent schools, and a variety of shopping facilities, including Killingworth Shopping Centre. The property is also within walking distance of High Gosforth Park and the popular Miller & Carter restaurant.

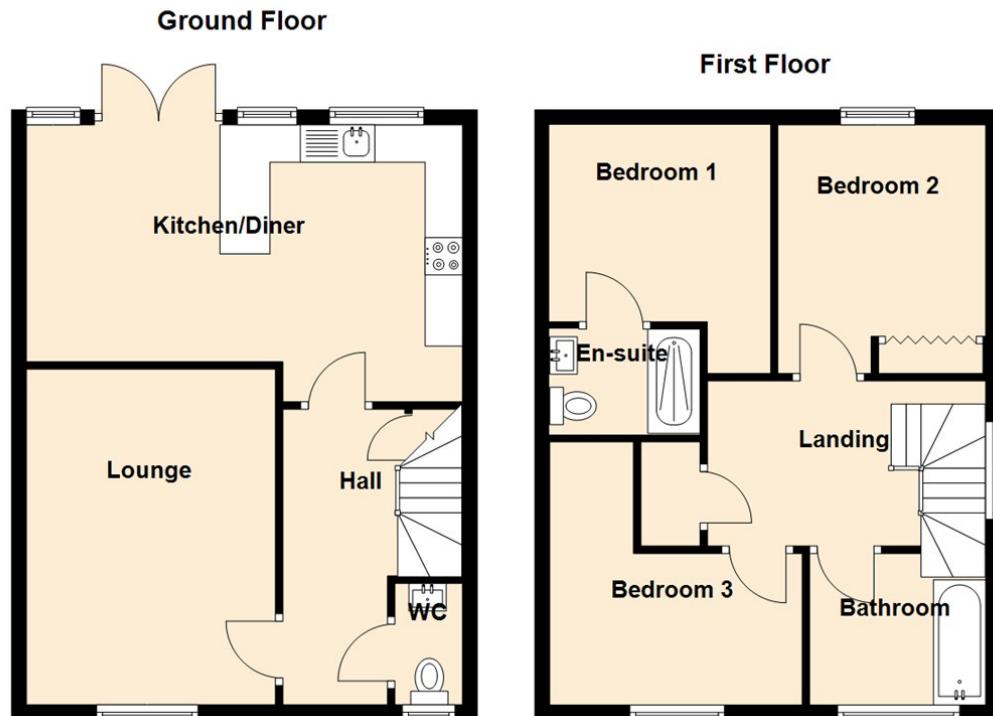
Early viewing is an absolute must to assess the living space that this modern home offers. We anticipate an extremely high level of viewings on this spectacular family home. To arrange yours please call our High Heaton team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C





Lounge 10'10" x 14'9" (3.32 x 4.50)

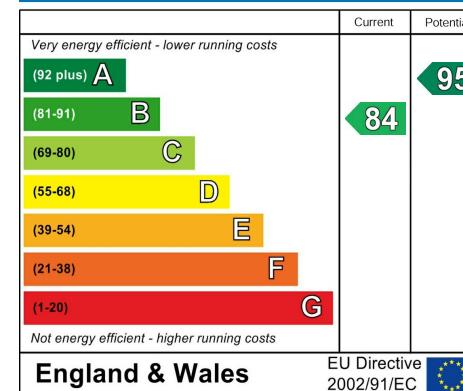
Kitchen Dining Room 10'9" x 19'5" (3.30 x 5.93)

Bedroom One 11'0" x 10'4" (3.36 x 3.15)

Bedroom Two 11'0" x 8'10" (3.37 x 2.71)

Bedroom Three 9'3" x 11'1" (2.84 x 3.38)

Energy Efficiency Rating



The difference between house and home

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