



 Jan Forster

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Paddock Lane | Killingworth | Newcastle Upon Tyne | NE12 7AG

Price £295,000





3



1



2

- Cul-De-Sac Location
- Three Bedrooms
- Ground Floor WC
- Driveway and Garage
- Viewng Recommended
- Detached Family Home
- Two Bathrooms
- Close To Amenities
- Freehold
- Call For More Information







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.

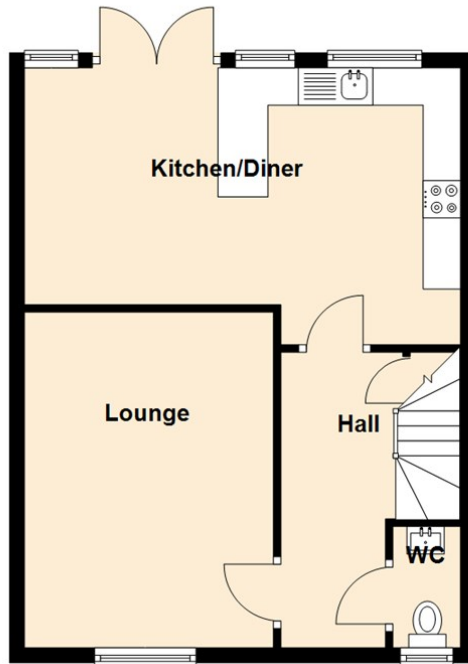
#### Tenure

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

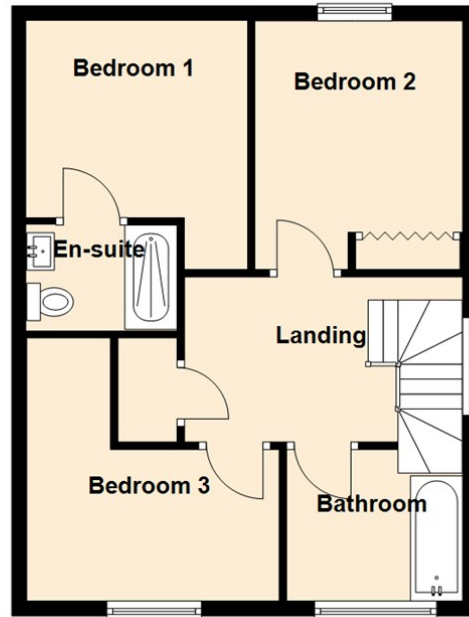
Council Tax band: C



Ground Floor



First Floor



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)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

