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SANDSTONE VIEW, KILLINGWORTH VILLAGE, NEWCASTLE UPON TYNE, NE12

Offers Over £400,000

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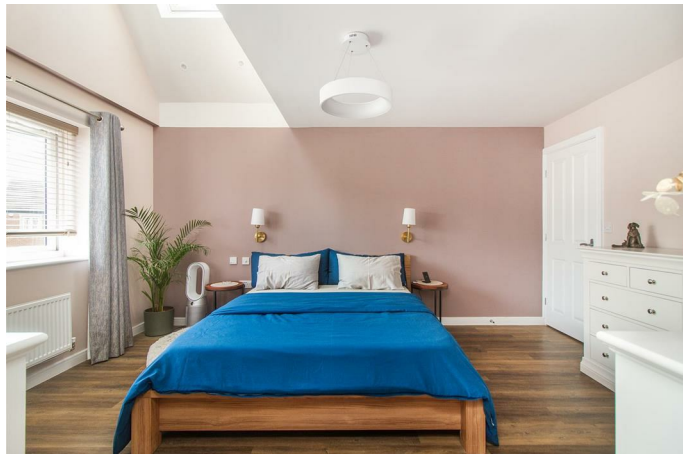
Well-Presented Four-Bedroom Detached Home with Converted Garage, Refitted Kitchen, and Landscaped Garden, Positioned in a Quiet Cul-de-Sac in Killingworth Village

Situated in the sought-after Killingworth Village, this modern family home benefits from a high-spec refitted kitchen, a versatile garage conversion offering additional living space, and a generous landscaped rear garden.

The property occupies a peaceful cul-de-sac position with excellent access to local amenities, schools, and commuter routes including the A19.

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The internal accommodation briefly comprises: Entrance into a hallway laid with parquet herringbone flooring. To the left-hand side, a spacious front-aspect lounge provides a comfortable reception space. The hallway also includes a useful storage cupboard, access to a ground floor WC, and stairs rising to the first floor.

Set to the rear of the home is an open-plan kitchen/diner, fitted to a high standard with a modern range of wall and base units, integrated appliances including oven, hob and extractor fan, and ample space for a family dining table. Sliding doors from the dining area lead directly out to the rear garden. From the kitchen, there is access into a versatile family room or garden room, complete with large-framed picture windows allowing for excellent natural light.

To the first floor, the landing gives access to four well-proportioned bedrooms. Two of the bedrooms benefit from their own en suite shower rooms, while the remaining two offer fitted wardrobes and are served by a family bathroom with a three-piece suite.

Externally, the property sits within a quiet cul-de-sac and enjoys a driveway to the front providing off-street parking, along with a neatly maintained front garden. To the rear, a generous and private landscaped garden includes a large paved patio area, a lawned section, and secure fencing—offering a functional and attractive outdoor space.



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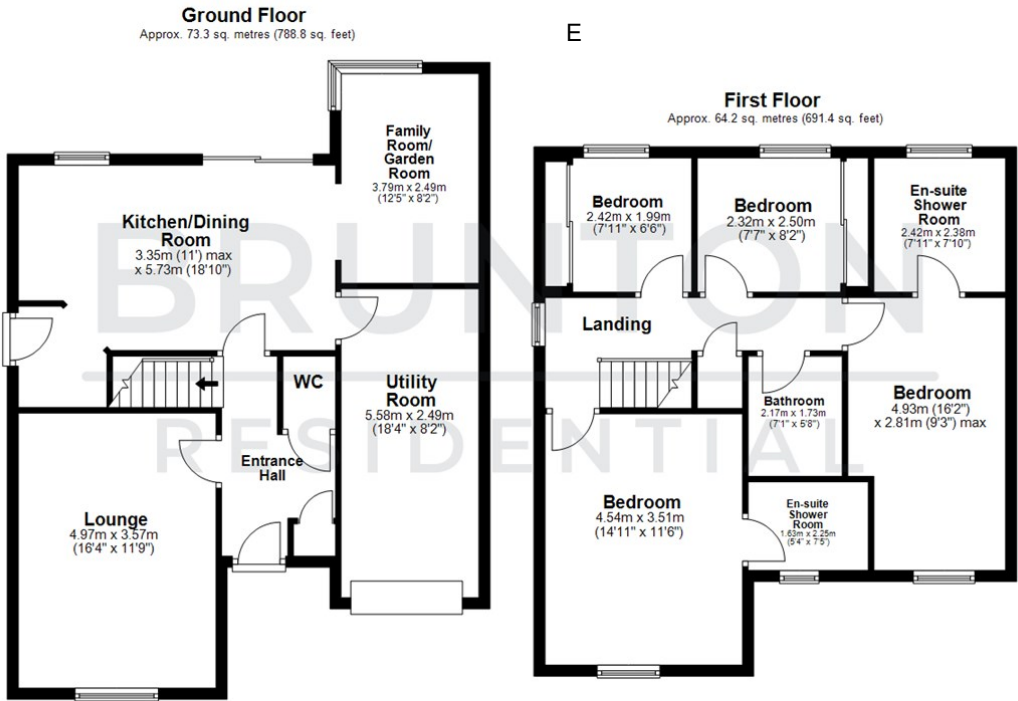
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : E

EPC RATING : B



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	

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		
England & Wales	EU Directive 2002/91/EC	