

SIGNATURE

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📍 Highfield Place, Newcastle Upon Tyne NE12 6BD

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Offers Over £525,000

Signature North East are delighted to welcome this impressive four bedroom detached property to the market, ideally located in the sought-after Killingworth village. Offering generous living space and a superb setting, this home is perfectly positioned for modern family life. The area benefits from excellent transport links via the nearby Tyne and Wear Metro, providing quick access to Newcastle upon Tyne city centre and the coast, while major road routes make commuting straightforward. Residents enjoy close proximity to well-regarded schools, local shops, parks and amenities, with larger retail and leisure facilities at Killingworth Shopping Centre just a short distance away, making this an appealing location for families, professionals and commuters alike.

Upon entering, you are welcomed into a central hallway with access to a convenient W.C. The spacious living room is situated to the front of the property, offering ample room for desired furnishings, a large window allowing for plenty of natural light, and a modern built-in fireplace creating a stylish focal point. To the rear, the impressive open plan kitchen diner and family room provides an excellent space for both entertaining and everyday living, comfortably accommodating a large dining table and additional seating area. The kitchen boasts a plethora of storage through attractive wall and base units, complemented by sleek worktops and a central island. Elegant bifold doors open out to the rear garden, while a separate utility room with rear access adds further practicality. Completing the ground floor is an additional reception room, currently utilised as a playroom.

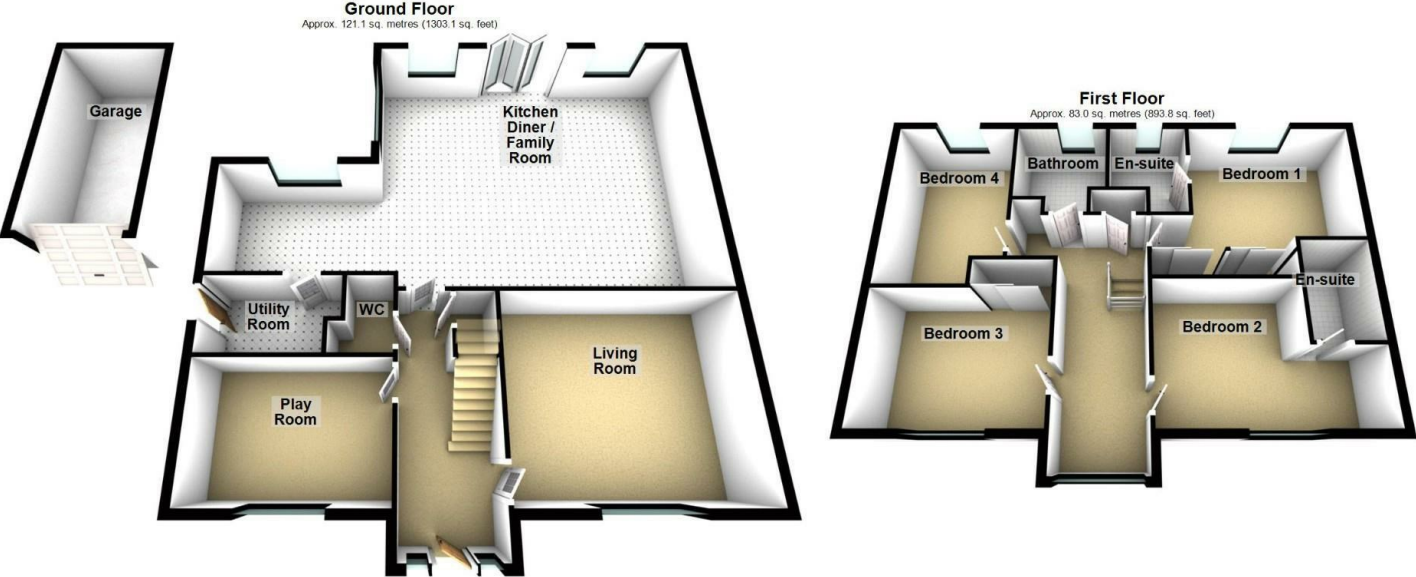
To the first floor, there are four generously sized bedrooms, each capable of accommodating a double bed alongside further furnishings. The principal bedroom benefits from sliding door wardrobes and a private en-suite, while bedroom two also enjoys its own en-suite facilities. Bedroom three features sliding door wardrobes, offering excellent storage solutions. Completing this level is the family bathroom, fitted with a bathtub, hand basin and W.C.

Externally, the property boasts a substantial rear garden, mainly laid to lawn with an ample patio area, perfect for outdoor furniture and al fresco dining. To the side of the home, there is a garage and driveway providing off-street parking, further enhancing the appeal of this fantastic family residence.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 204.1 sq. metres (2196.9 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
16'2" x 13'8"
- Kitchen Diner / Family Room
36'7" x 20'10"
- Play Room
13'1" x 9'1"
- Utility Room
9'7" x 5'4"
- WC
5'4" x 4'4"
- Bedroom One
16'2" x 10'8"
- En Suite
7'8" x 6'1"
- Bedroom Two
16'2" x 10'6"
- En Suite
7'8" x 5'0"
- Bedroom Three
13'1" x 9'9"
- Bedroom Four
13'10" x 9'9"
- Bathroom
7'8" x 7'2"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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		
England & Wales	EU Directive 2002/91/EC	





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