


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Military Close, Newcastle Upon Tyne NE12 6DN

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Offers In Excess Of £399,950

Brand new to the sales market is this gorgeous four bedroom, detached home, boasting modern décor and styling throughout. Ideally situated on Military Close, Killingworth, the property benefits from being in proximity to local amenities such as a range of shops, schooling, and strong road links, perfect for the commuter.

The home welcomes us in through a spacious entrance hallway, which allows access to storage space, the principal rooms, a convenient downstairs W/C, and the staircase. First is the living room, providing ample space for furnishings, modern décor, and a bay window. Next is the open plan kitchen/diner, displaying glossy tiled flooring, neutral décor, and bi-fold doors to the garden. The kitchen area provides access to a handy utility room, a breakfast bar, a range of trendy shaker-style units for storage, and a variety of integrated appliances. Through an archway is the dining room, presenting plenty of space for furnishings and tasteful styling.

Leading upstairs to the first floor of the home finds the bedrooms, all of which are spacious and offer modern décor, and versatility with the option to be converted into a playroom or home office if desired, perfect for those with kids or that work from home. Two of the rooms present stylish, partly tiled ensuites, one being the generously sized master room which is also equipped with fitted wardrobes with sliding doors. Completing the floor is a gorgeous, fully tiled family bathroom.

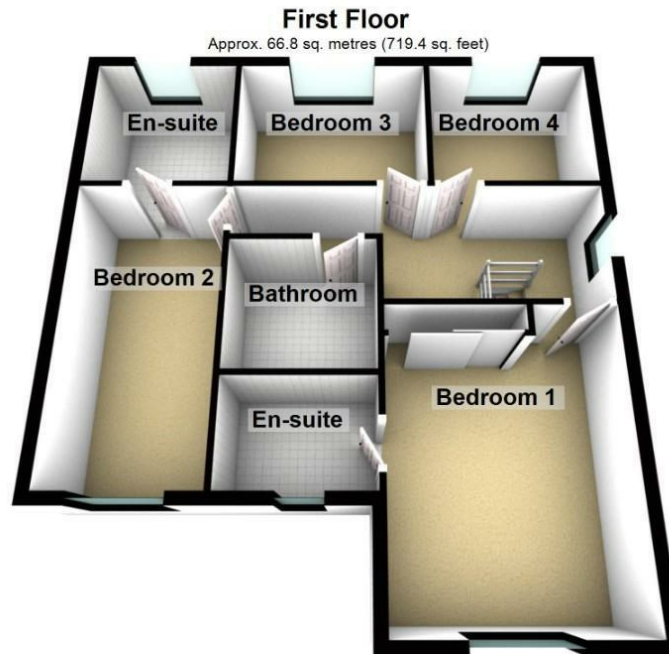
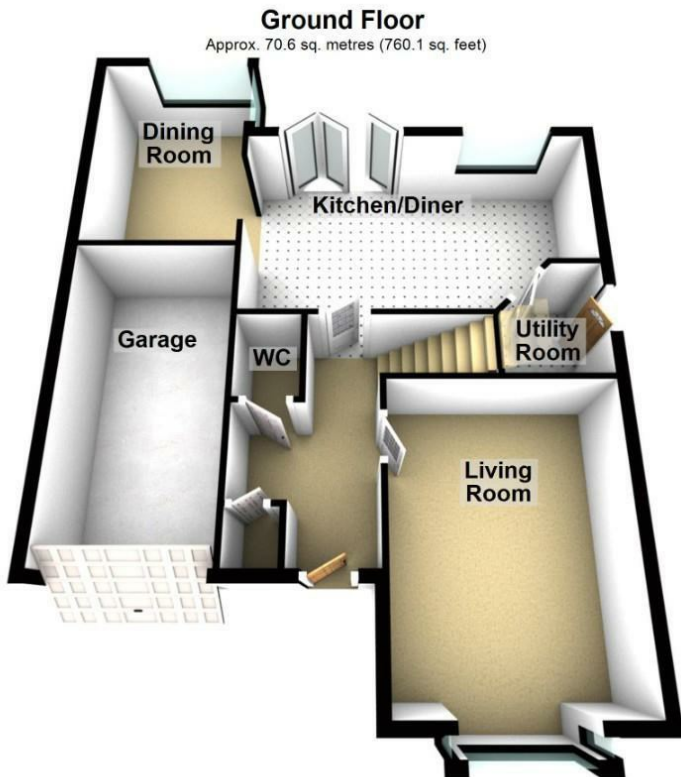
Externally the property offers a driveway and double garage for off-road parking, and a welcoming lawn area. The sizeable rear garden presents a large lawn area and a patio, perfect for spending warmer days outdoors and entertaining guests. Additionally, to the side of the home is a stretch of farmer's fields, making for a peaceful and private place to reside.

Tenure: Freehold
Council Tax Band: E



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

PROPERTY FLOORPLAN



Total area: approx. 137.5 sq. metres (1479.6 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
16'6" x 11'2"

Kitchen / Diner
18'8" x 10'9"

Dining Room
11'10" x 8'3"

WC
4'4" x 3'2"

Bedroom One
15'1" x 11'5"

En Suite
7'5" x 5'4"

Bedroom Two
16'1" x 7'8"

En Suite
7'8" x 7'6"

Bedroom Three
10'5" x 7'6"

Bedroom Four
8'8" x 7'6"

Bathroom
7'5" x 6'11"

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		

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