



# The Garden House, Killingworth Village, Newcastle upon Tyne NE12 6BL

## SITUATION AND DESCRIPTION

A substantial, stone built, detached bungalow positioned on this private road in the heart of Killingworth Village. The property is beautifully presented, with high quality kitchen and bathrooms, as well as tasteful décor and interior styling. This unique family home offers four double bedrooms, three of which have en-suite accommodation, and there is a fabulous orangery linking the reception rooms which overlooks the lawned gardens.

The accommodation briefly comprises: entrance hallway, stunning kitchen/breakfast room, living room, excellent orangery with dining area and garden room, master bedroom with dressing area, en-suite shower room/wc and study, second bedroom with mezzanine bed area and en-suite, two further double bedrooms, one with en-suite, bathroom/wc, detached double garage, driveway, lawned rear gardens with south facing aspect

The property comprises:

## ENTRANCE VESTIBULE

The entrance vestibule has solid maple wood flooring, decorative ceiling coving, double fitted storage cupboard, radiator and internal window to the orangery. There is access to the night hallway and door leading to the breakfasting kitchen.

## BREAKFASTING KITCHEN

21'3 x 20'3 (6.48m x 6.17m)

This fantastic breakfasting kitchen has a range of high quality kitchen units including wall, base and drawer units with feature lighting and granite worktops incorporating an inset Belfast sink with mixer tap and inset drainer. There is an integrated low level fridge and freezer, integrated washer/dryer and dishwasher and there is a feature range oven with six burner gas hob with concealed extractor hood to an inglenook recess. The central island has an additional stainless steel sink and solid wood surfaces, as well as an overhead plate rack. There is decorative ceiling coving and spot lighting, two radiators, double glazed window to the front elevation, splash back tiling and wood flooring.

There is an excellent breakfasting area and two sets of double glass panelled doors leading to the orangery.

A door leads to the living room.

## LIVING ROOM

19'6 x 12'11 (5.94m x 3.94m)

The formal living room has a double glazed window to the front elevation, contemporary remote controlled fireplace with limestone edging, decorative ceiling coving, radiator and double glazed doors leading through to the orangery.

## ORANGERY

42'8 x 15'9 (13m x 4.80m)

The orangery, currently used as a fantastic open concept garden room and dining area, links the living room and breakfasting kitchen via three sets of double glass panelled doors to create fantastic reception space. The garden room area has a contemporary log burning stove with solid oak flooring, double glazed windows to the rear elevation overlooking the garden, three radiators, ceiling coving and speaker system, spot lighting and open access to the dining area, which has an additional set of bi-folding glass doors leading to the rear garden and decked area.

Returning to the hallway access is given to the night hallway.

## NIGHT HALLWAY

With ceiling spot lighting, two radiators, double fitted storage cupboard, Maplewood flooring and two sash windows overlooking the rear garden.

## MASTER BEDROOM

16'2 x 11'7 (4.93m x 3.53m)

The fantastic master bedroom has two double glazed arched windows overlooking the rear garden and sash window to the rear elevation. There is ceiling coving, two radiators and a door leading to the dressing area.

## DRESSING AREA

10'1 x 5'8 (3.07m x 1.73m)

The dressing area is fitted with a range of wardrobes, with radiator, access to the loft space and a door leading to the en-suite shower room and study.

## STUDY

13' x 11'3 (3.96m x 3.43m)

A very versatile room, which is currently used as a home office and gym which is accessed via the master bedroom suite. This orangery has ceiling spot lighting, space for washing machine and tumble dryer and double glazed windows to the side and rear elevations, as well as a glass panelled door leading to the rear garden.



**Gosforth Office**  
95 High Street  
Gosforth  
Newcastle upon Tyne

t: 0191 2130033  
f: 0191 2233538

**Regional Lettings**  
95 High Street  
Gosforth  
Newcastle upon Tyne

t: 0191 2550808  
f: 0191 2233538



**Ponteland Office**  
Coates Institute  
Main Street  
Ponteland

t: 01661 823951  
f: 01661 823111







#### **EN-SUITE SHOWER ROOM**

The luxury shower room is fully tiled to the walls and floor and has a close coupled wc, wall mounted wash basin and double walk-in shower cubicle with glass screen. There is a double glazed frosted sash window to the rear elevation, chrome heated towel rail, ceiling coving, extractor fan and fitted cabinet with feature lighting.

#### **BEDROOM TWO**

This unique second bedroom is split level and offers a living room area to the ground floor.

#### **LIVING ROOM AREA**

13'6 x 12'7 (4.11m x 3.84m)

With radiator, laminate wood flooring, double glazed sash windows to the front and side elevations and fitted storage cupboards. There is access to the en-suite shower room and a staircase to the mezzanine bedroom.

#### **EN-SUITE SHOWER ROOM**

With three piece suite comprising low level wc, wall mounted wash basin with fitted vanity unit and walk-in shower cubicle with rainfall shower head. There is a double glazed frosted window to the side elevation, ceiling spot lighting, extractor fan, tiled flooring and chrome heated towel rail.

#### **MEZZANINE BEDROOM AREA**

13'7 x 12'7 (4.14m x 3.84m)

The generous mezzanine double bedroom area has two double glazed 'Velux' style windows to the rear elevation, radiator and eaves storage space.

#### **BEDROOM THREE**

14'1 x 10'9 (4.29m x 3.28m)

A third double bedroom with double glazed window to the side elevation, radiator, ceiling coving and a door leading to the en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

With three piece suit comprising close coupled wc, wall mounted basin and open wet room shower area. There is ceiling coving and spot lighting, extractor fan, radiator and tiled flooring.

#### **BEDROOM FOUR**

13'6 x 9'7 (4.11m x 2.92m)

A fourth double bedroom, with two sash window to the side elevation, ceiling coving and radiator.

#### **FAMILY BATHROOM**

This excellent sized family bathroom has a luxury suite comprising close coupled wc, feature wash basin, open wet room style shower area and free standing rolltop bath. There are two double glazed sash windows to the side elevation, Maplewood flooring, chrome towel rail and radiator, ceiling spot lighting and additional radiator housed in a decorative cover.

#### **DOUBLE GARAGE**

22'9 x 16'3 (6.93m x 4.95m)

The double garage has two up and over garage doors, external water point, power and lighting and fitted base units with a single stainless steel sink.

#### **EXTERNALLY**

The property is accessed via a private drive providing access to three properties, with private block paved driveway leading to the garden house. There is access to the detached double garage and ample off-street additional parking.

The private rear garden is predominately laid to lawn with raised deck area and mature border planting.

#### **SERVICES**

The property has mains electricity, gas, water and drainage.

#### **TENURE**

Freehold

#### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

#### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

#### **ENERGY PERFORMANCE RATING**

Grade: C



**Alnwick Office**  
31-33 Bondgate Within  
Alnwick  
Northumberland

t: 01665 600170  
f: 01665 606984



**Regional Office**  
The Old Bank  
30 High Street  
Gosforth  
Newcastle upon Tyne

t: 0191 2233500  
f: 0191 2233505



**Mayfair Office**  
Cashel House  
15 Thayer Street  
London  
W1U 3JT

t: 0870 112 7099  
f: 020 7467 5339





**SANDERSON YOUNG**  
estate agents &  
property consultants



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries please contact:

**Gosforth Office**

95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

**OPEN 7 DAYS A WEEK**

S006 Printed by Ravensworth 01670 713330



*Passionate people. Passionate places.*

[www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)



## The Garden House

Killingworth Village



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £599,950

