

Cranham Close, Killingworth, NE12

OIRO £325,000



Full Description

Alexander Hudson Estates are delighted to present this beautifully maintained and immaculately presented four-bedroom detached family home, ideally situated within the highly sought-after suburb of Killingworth.

The accommodation briefly comprises a welcoming entrance hallway, a convenient ground floor WC, a spacious and comfortable living room, and a modern dining kitchen designed for both everyday family living and entertaining. To the rear, a bright and airy conservatory provides additional living space and offers pleasant views over the garden. The first floor hosts four well-proportioned bedrooms and a contemporary family bathroom, the primary bedroom benefits from the added luxury of a private en-suite shower room. Externally, a private driveway provides off-street parking and leads to a single integral garage, offering further parking or storage space. To the rear, the beautifully landscaped garden features a well-maintained lawn and a patio seating area, ideal for outdoor dining and enjoying the warmer months.

Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centred around the White Swan Shopping Centre with supermarkets, local shops, welcoming pubs,

and restaurants. Outdoor spaces include Killingworth Boating Lake, local bridlepaths, and nearby nature reserves, providing excellent opportunities for leisure and recreation. Transport links are strong, with bus services to Newcastle and surrounding areas and easy access to the A19 for commuters. Families are well served by schools including George Stephenson High School and several local primary schools, making Killingworth & Killingworth Village a vibrant, convenient, and family-friendly location.

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Well-presented four bedroom detached family home.
- Principal bedroom with en-suite for added convenience.
- Integral garage and driveway providing ample parking.
- Situated within highly sought-after area with access to local amenities, schooling and transport links.

Contact Us

Alexander Hudson

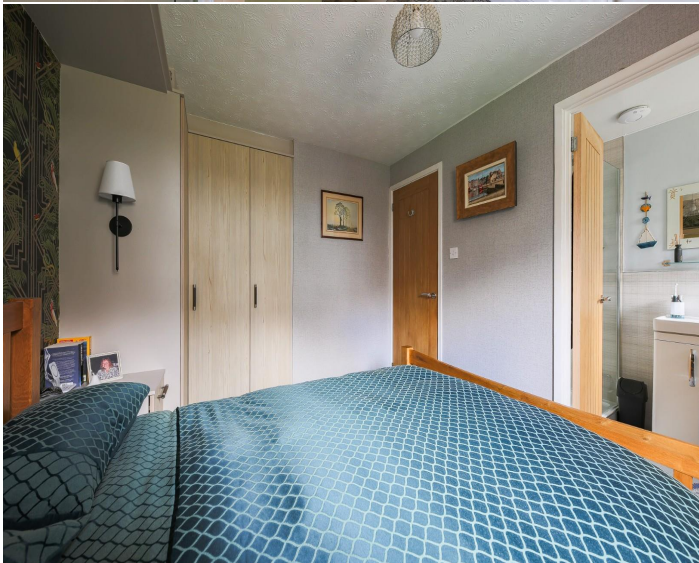
The Printworks, 20 Arrow Close
Killingworth
Newcastle Upon Tyne
NE12 6QN

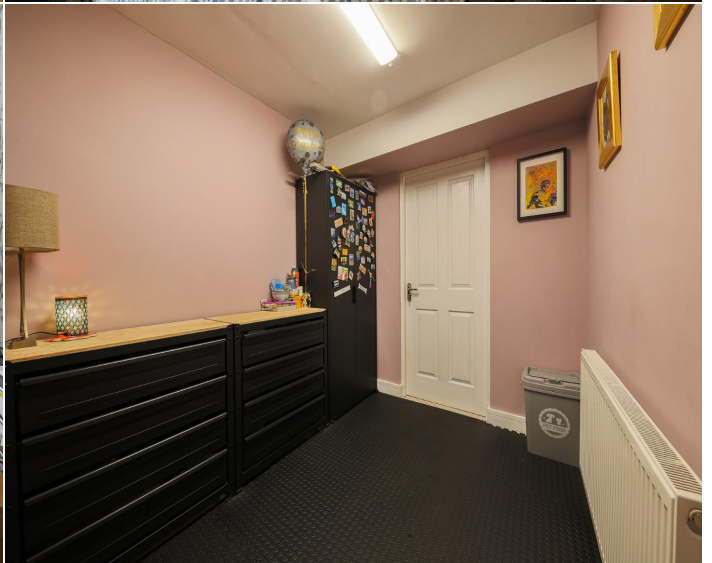
T: 0191 268 7433

E: sales@alexanderhudson.co.uk







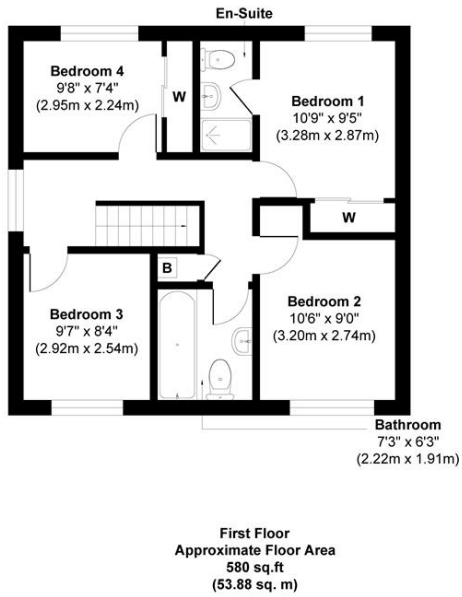
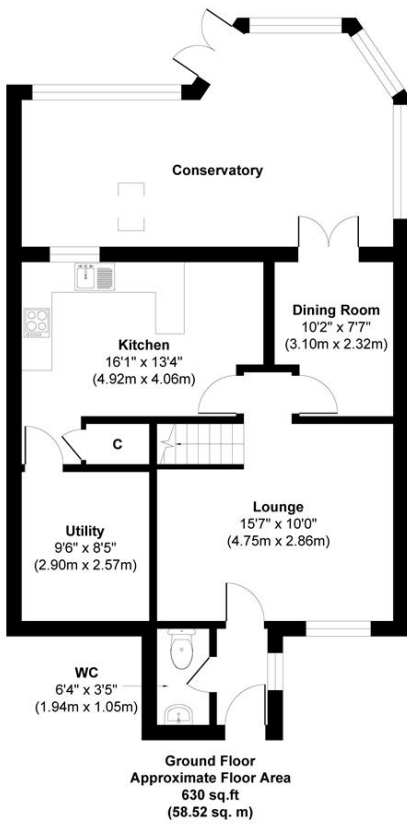


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
	72	74
England, Scotland & Wales EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 1210 sq. ft / 112.40 sq. m (Excluding Conservatory)

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