Merlay Court, Moorfields, NE12

OO £700,000



Full Description

Alexander Hudson Estates is excited to present to the market this impressive and beautifully presented five-bedroom detached family home, offering generous accommodation, stylish interiors and a fantastic balance of living and entertaining space, making it an ideal choice for a growing family.

Upon entering, you are welcomed into a spacious entrance hallway, featuring an attractive staircase and bespoke wine storage cleverly incorporated beneath. The ground floor offers two well-proportioned reception rooms, providing flexibility for both formal entertaining and everyday family living. To the rear, the property really comes into its own with an impressive open-plan kitchen and dining area, fitted with a range of contemporary units, integrated appliances and a substantial central island with breakfast seating. There is ample space for a dining table, while the large windows and doors overlooking the garden allow plenty of natural light to flow throughout. Underfloor heating adds an extra touch of comfort to the kitchen and dining area, as well as the entrance hallway and downstairs WC. Further ground floor accommodation includes a separate utility room and a convenient downstairs WC.

To the first floor, there are five generously proportioned bedrooms, three of which benefit from their own en-suite facilities. The impressive principal bedroom is particularly noteworthy, offering a fantastic amount of space and fitted storage, alongside the added benefit of air conditioning providing both heating and cooling for year-round comfort. One of the additional bedrooms is currently being utilised as a home office, offering excellent flexibility for those working remotely, although it could easily be returned to use as a bedroom if required. There is also a separate family bathroom.

Externally, the property continues to impress. To the front, a neatly maintained lawn is complemented by attractive planted borders and a paved pathway leading to the entrance. To the rear, there is a substantial enclosed, west-facing garden, offering an excellent combination of lawned space and an extensive paved patio area. Enjoying a lovely afternoon and evening aspect, this is the perfect setting for outdoor dining, entertaining and relaxing during the warmer months. The raised planted borders and established greenery add further interest, while a double garage provides excellent storage and secure parking. The property also benefits from a solar panel array and battery storage, offering the advantage of renewable energy generation and the ability to store electricity for later use.

Offering spacious and versatile accommodation, an impressive open-plan living space, a fantastic west-facing garden and a range of additional features, this is a wonderful opportunity to acquire a superb family home that is ready to be enjoyed.

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 five-bedroom detached family home.
- Open-plan kitchen and dining area with bi-fold doors to the garden.
- Block-paved driveway, integral garage and a substantial west-facing rear garden.
- Moorfields Estate, Killingworth, NE12, close to schools, parks and commuter links into Newcastle.

Contact Us

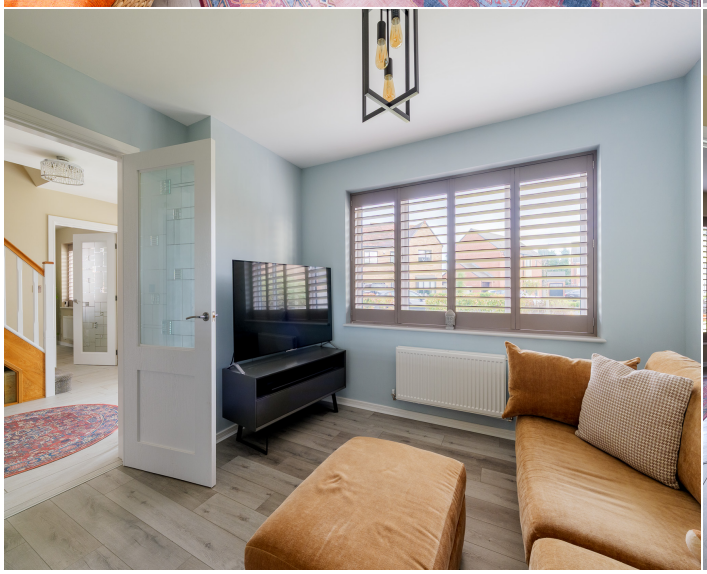
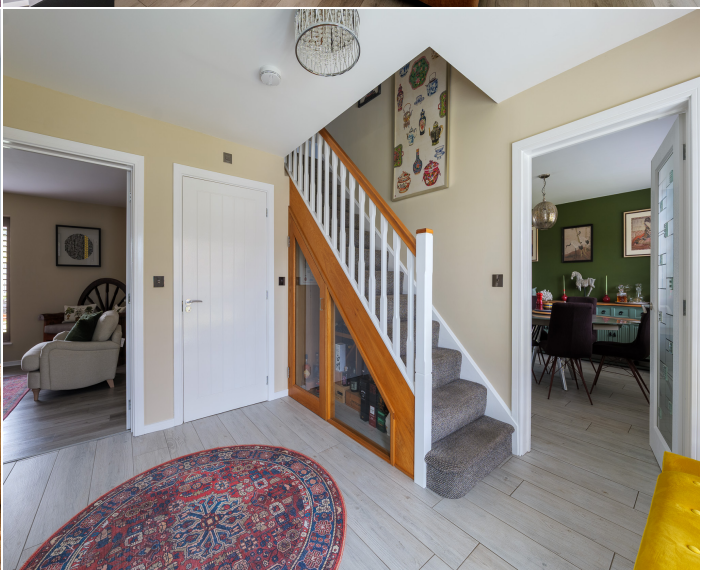
Alexander Hudson
The Printworks, 20 Arrow Close
Killingworth
Newcastle Upon Tyne
NE12 6QN
T: 0191 268 7433
E: sales@alexanderhudson.co.uk





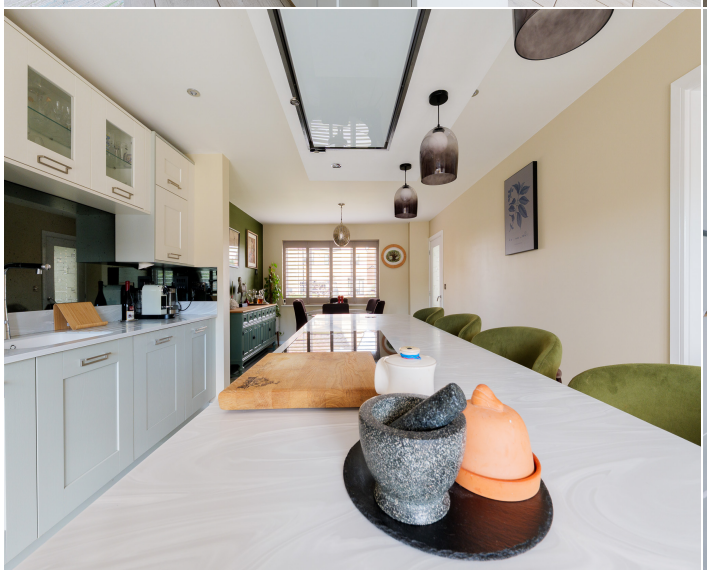




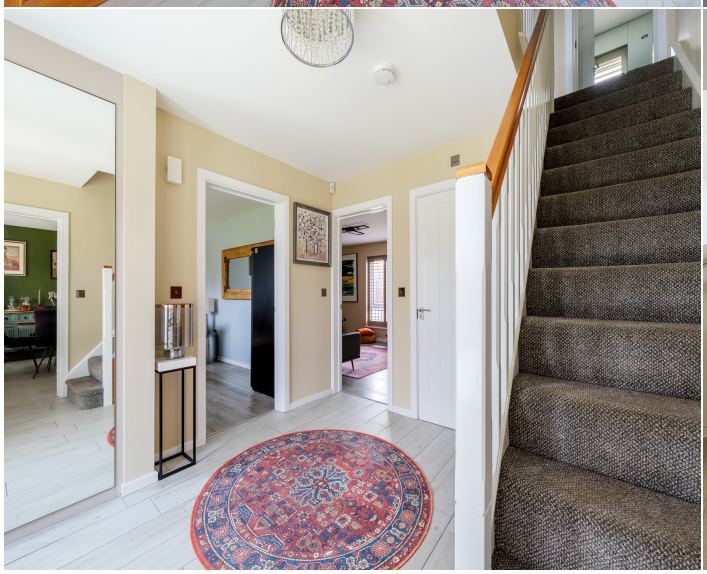
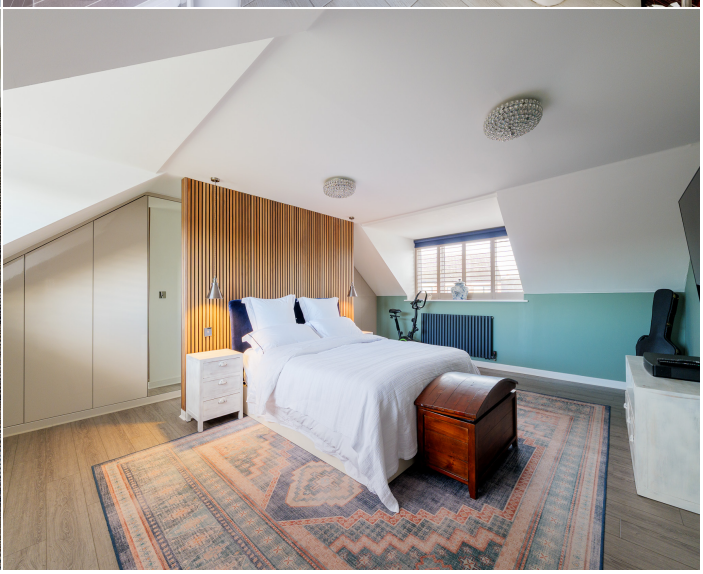


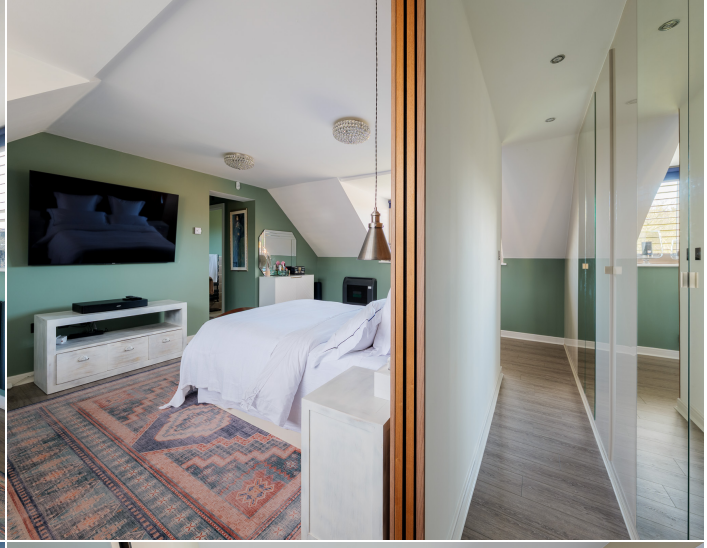








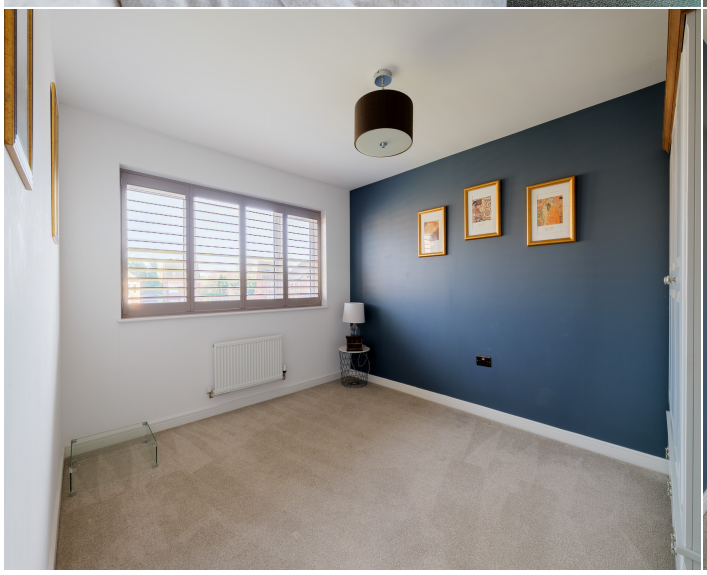











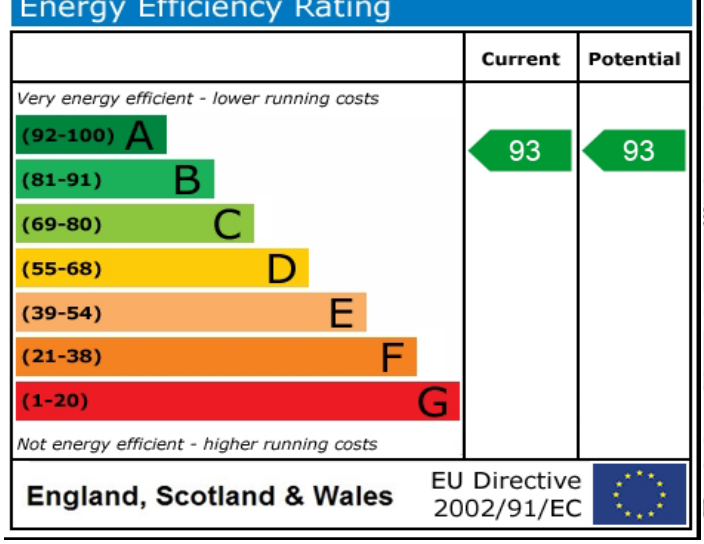




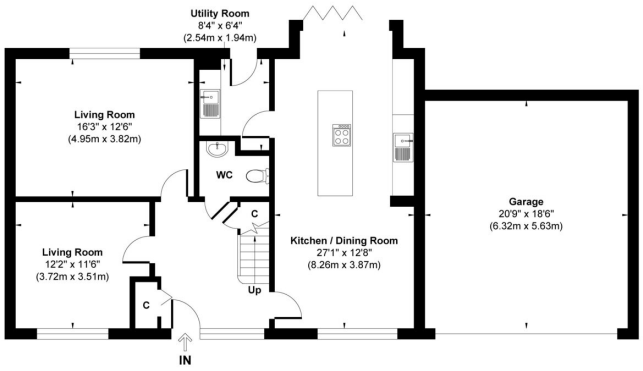




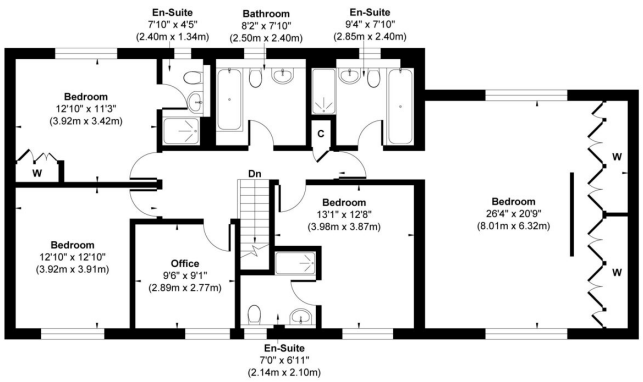








Ground Floor
Approximate Floor Area
1316 sq.ft
(122.23 sq.m)



First Floor
Approximate Floor Area
1294 sq.ft
(120.22 sq.m)

Approx. Gross Internal Floor Area 2610 sq. ft / 242.45 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for **Alexander Hudson Estates**