

# Moorfield Drive, Killingworth Village, NE12

OO £425,000



## Full Description

Alexander Hudson Estates are delighted to welcome this beautifully presented four bedroom detached family home to the market, situated within the sought-after Killingworth Village, the property is within walking distance to a number of amenities.

This well-proportioned four-bedroom family home offers spacious and versatile accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, a bright bay-fronted living room to the front, and an impressive open-plan kitchen, living and dining area to the rear forming the heart of the home and providing an excellent space for both everyday family life and entertaining. A ground floor WC, useful storage and internal access to the garage add further practicality.

Upstairs, the property features four well-sized bedrooms, including a principal bedroom with built-in storage and a private en-suite shower room, while the remaining bedrooms are served by a family bathroom. Thoughtfully laid out and well balanced, the home provides generous living space and comfortable bedrooms ideally suited to modern family living. Externally, there is a well-maintained rear garden with patio space, ideal for entertaining, whilst to the front there is a driveway offering ample parking.

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.

## Features

- Beautifully presented four-bedroom detached family home.
- Spacious open-plan family room, kitchen and dining room.
- Well-maintained rear garden with lawn and patio space.
- Situated within the sought-after Killingworth Village, close to nearby amenities, schooling and transport links.

## Contact Us

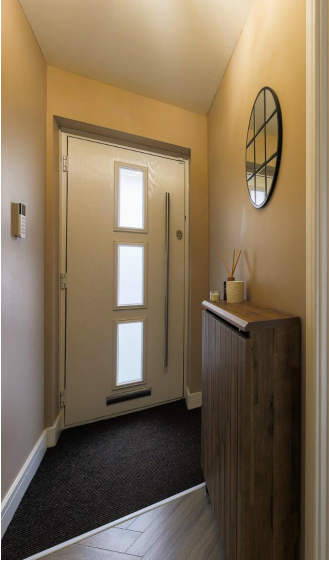
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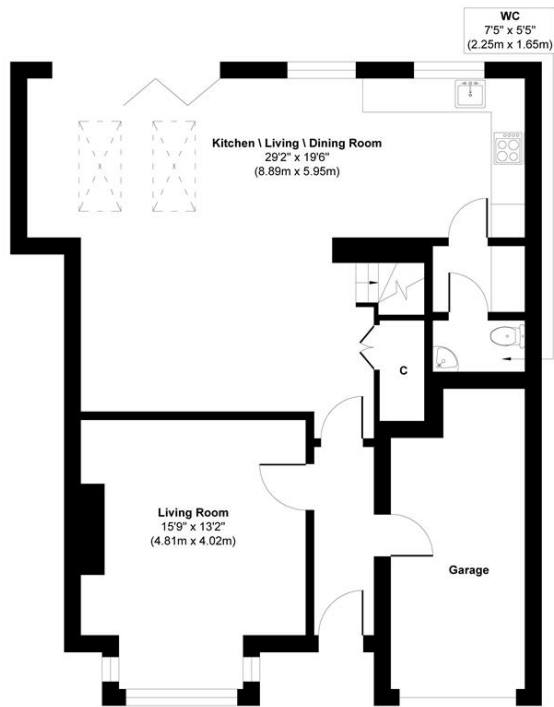




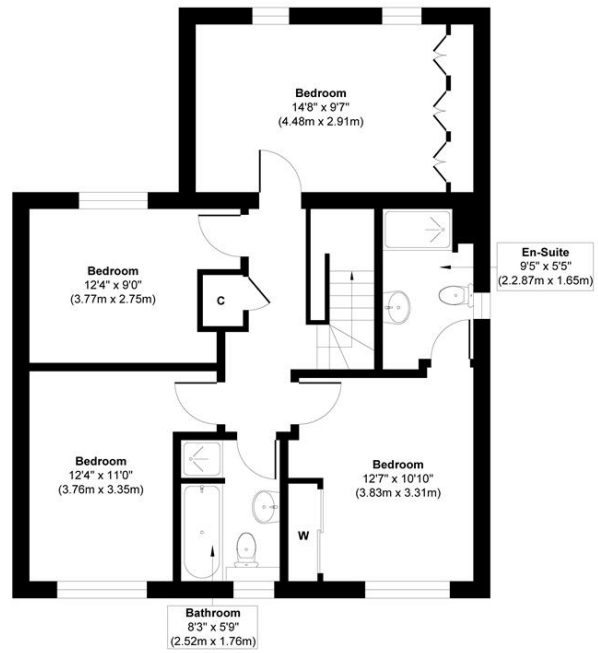


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**  
Approximate Floor Area  
775 sq.ft  
(71.96 sq. m)



**First Floor**  
Approximate Floor Area  
745 sq.ft  
(69.25 sq. m)

**Approx. Gross Internal Floor Area 1520 sq. ft / 141.21 sq. m**

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