

# Ryder Court, Killingworth, NE12

OIRO £260,000



## Full Description

Alexander Hudson Estates are delighted to present this beautifully presented three-bedroom detached family home, ideally located in the highly sought-after suburb of Killingworth. Offering stylish, modern living spaces and a convenient setting, this property is perfectly suited to families and professionals alike.

Upon entering, you are welcomed by a bright and spacious entrance hallway. This leads through to a stylish and inviting living room, flooded with natural light. To the rear, a contemporary dining kitchen features a range of fitted units with integrated appliances, creating an ideal space for both everyday living and entertaining. Separate Utility offering great additional work and storage space, giving access to a ground floor wc.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the home boasts a beautifully maintained rear garden featuring a decked seating area and manicured lawn, creating a private and peaceful outdoor setting ideal to enjoy the warmer months. To the front, there is a well kept garden and driveway providing off-street parking, along with access to the integral

garage.

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

- Within walking distance to local Schools. amenities and transport links.
- Bright and modern throughout.
- Immaculate three bedroom, detached family home.
- Well maintained front and rear gardens.

### Contact Us

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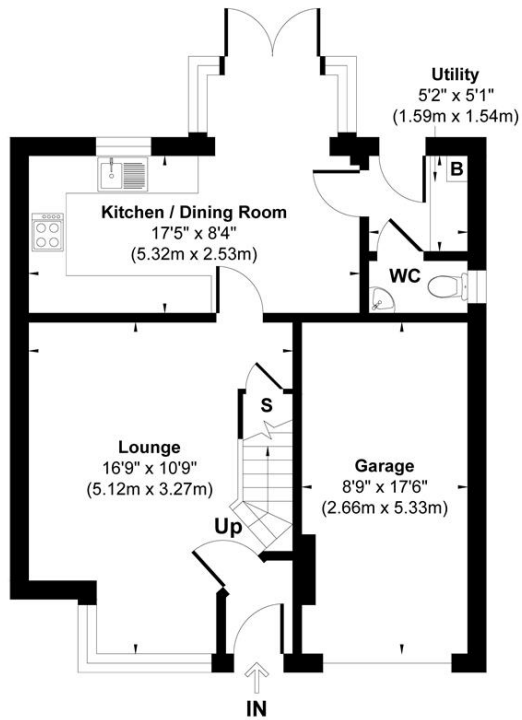




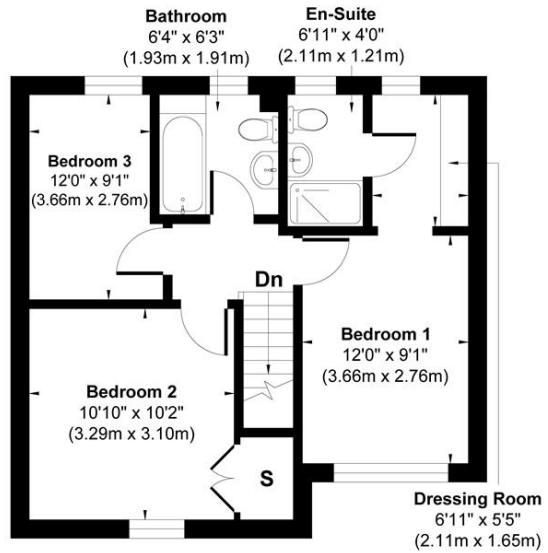
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 77        |
| (55-68) D                                   |                         | 81        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) A                                                      |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       | 82                      | 83        |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |           |





**Ground Floor**  
Approximate Floor Area  
594 sq.ft  
(55.18 sq.m)



**First Floor**  
Approximate Floor Area  
491 sq.ft  
(45.62 sq.m)

**Approx. Gross Internal Floor Area 1085 sq. ft / 100.80 sq. m**

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