



30 Paddock Lane, Killingworth
Newcastle Upon Tyne

Offers in Region of £400,000

30 Paddock Lane

Killingworth, Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this well-presented four-bedroom detached family home, positioned within a popular residential development in Killingworth, NE12. The property offers well-proportioned accommodation over two floors, including an open plan kitchen, dining and family room, a principal bedroom with en-suite, a block-paved driveway with electric car charging point, integral garage and a generous enclosed rear garden.

The property briefly comprises of entrance hallway with herringbone-style flooring, stairs leading to the first floor and internal access to the garage. The living room is positioned towards the front of the property and provides a comfortable reception space with a large front-facing window, a feature wallpapered wall and track spotlighting, with ample room for seating and additional furniture.

A ground floor WC sits off the hallway and comprises of wash hand basin and WC, with part-tiled walls.

To the rear is the open plan kitchen, dining and family room, which runs the full width of the property and forms the main hub of the home. The kitchen is fitted with a range of high-gloss wall and base units with contrasting work surfaces and matching upstands, together with integrated AEG appliances including eye-level ovens, hob and extractor. The sink sits beneath a window overlooking the rear garden, and recessed spotlighting runs through the kitchen. The adjoining dining area provides room for a family table, with further space beyond for a seating area, and French doors open directly onto the garden, creating a practical space for everyday family life and entertaining.

To the first floor are four bedrooms, the family bathroom and a landing storage cupboard. The principal bedroom is positioned to the front and is a generous double with fitted wardrobes and its own en-suite shower room, comprising of shower enclosure, wash hand basin and WC. The second bedroom is another well-proportioned double to the front with fitted wardrobes. Bedrooms three and four are positioned to the rear and both benefit from built-in storage, offering flexibility for children, guests or home working.

The family bathroom comprises of bath with shower over, wash hand basin and WC.

Externally, a block-paved driveway to the front provides off-street parking for several vehicles and access to the integral garage, with an electric car charging point alongside. Established shrub planting sits to the front, and a side gate leads through to the rear. The rear garden is enclosed by timber fencing and features a generous lawn, a paved area outside the French doors and a timber decked seating area, providing plenty of room for children, outdoor dining





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.

Council Tax band: TBD

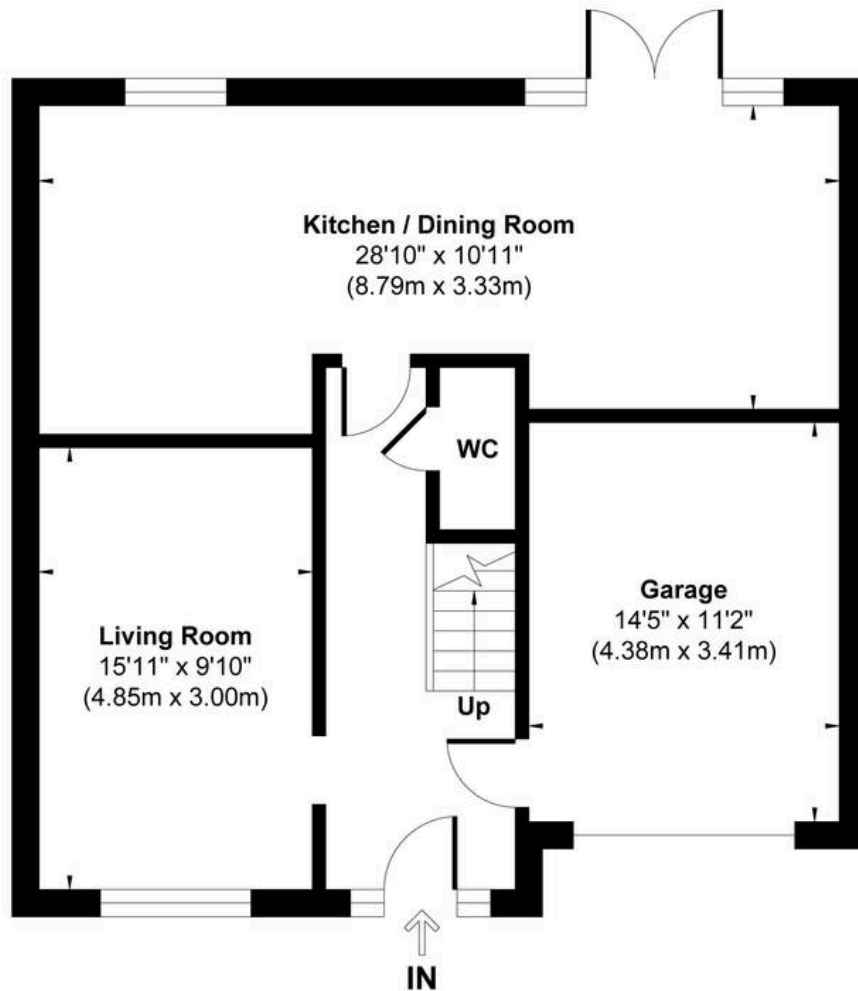
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

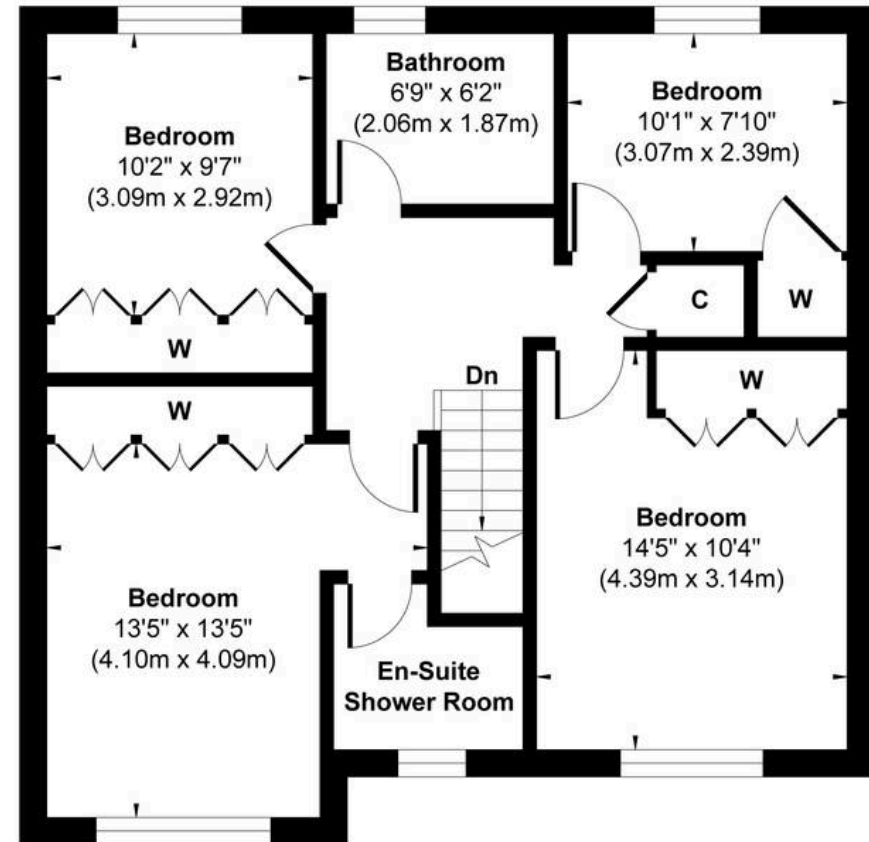
- Four-bedroom detached family home with principal en-suite
- Open plan kitchen, dining and family room with integrated appliances and French doors to the garden
- Block-paved driveway with electric car charging point, integral garage and generous enclosed rear garden
- Popular residential location in Killingworth, close to schools, parks, shopping centres and the A19







Ground Floor
 Approximate Floor Area
 786 sq.ft
 (72.99 sq.m)



First Floor
 Approximate Floor Area
 768 sq.ft
 (71.33 sq.m)

Approx. Gross Internal Floor Area 1554 sq. ft / 144.32 sq. m (Including Garage)

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