



Highfield Place, Killingworth Village
Newcastle Upon Tyne

In Excess of £280,000

Highfield Place

Killingworth Village, Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this well-presented three-bedroom detached family home, positioned on a popular modern development in Killingworth Village, NE12. The property offers well-proportioned accommodation over two floors, together with a driveway, integral garage and enclosed rear garden.

The property briefly comprises of entrance hall leading into the living room, positioned to the front of the property. A full-height window brings in plenty of natural light, while a timber slat feature wall adds a contemporary touch. The room opens through to the dining room at the rear, which provides space for a family table and French doors opening onto the patio and garden.

The kitchen is fitted with a range of shaker-style wall and base units, an integrated oven, gas hob with extractor hood and a window overlooking the rear garden. A separate utility room offers further units, space for a washing machine and a side door to the outside, while a ground floor WC completes the accommodation on this level.

To the first floor are three bedrooms and the family bathroom. The principal bedroom is a generous double with room for wardrobes and benefits from an en-suite shower room. Bedrooms two and three are both front-facing, with the second comfortably accommodating a double bed, and both offer flexibility as children's rooms, guest bedrooms or a home office. The family bathroom comprises of bath, wash hand basin and WC.

Externally, a lawned front garden sits alongside the driveway, which provides off-street parking, access to the integral garage and an EV charging point. To the rear is an enclosed garden laid mainly to lawn, with a paved patio adjoining the house, timber decking at the far end and established shrub borders, providing useful space for children, outdoor dining and relaxing.

With two reception rooms, a utility, en-suite to the principal bedroom, parking, a garage and an enclosed rear garden, this is a practical and well-rounded family home.





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: C

Tenure: Freehold

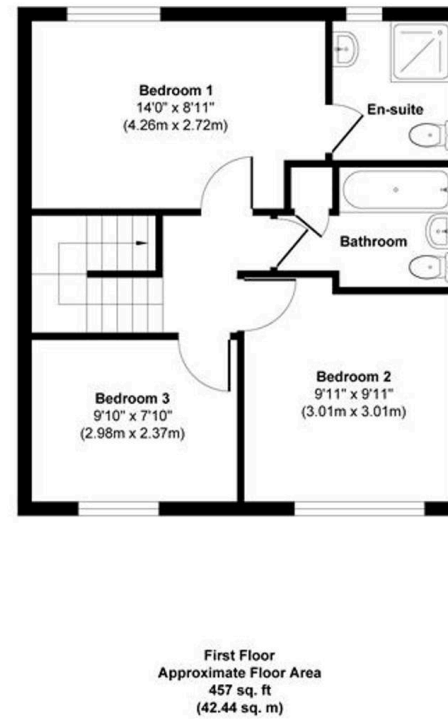
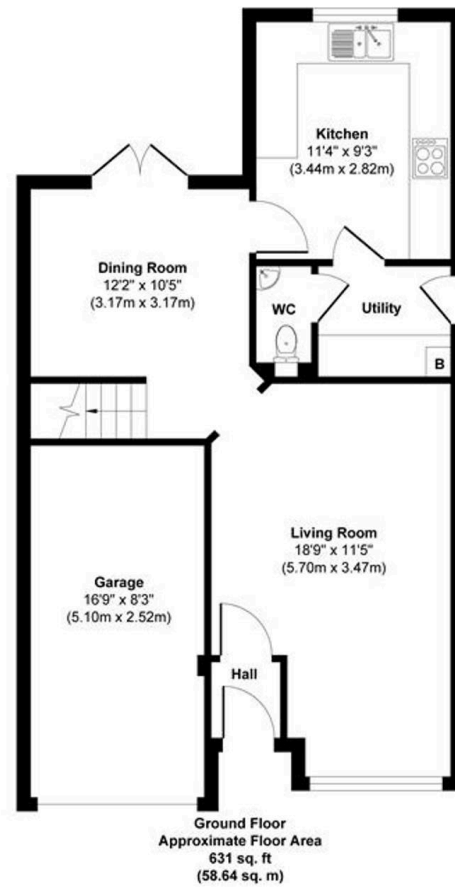
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three-bedroom detached family home on a popular modern development
- En-suite to principal bedroom, separate dining room and utility room
- Driveway, integral garage and enclosed rear garden with patio and decking
- Popular Killingworth Village location close to schools, shops, Lakeside Park and the A19







Approx. Gross Internal Floor Area 1088 sq. ft / 101.08 sq. m

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

