

# 8 Merlay Court, Killingworth

Newcastle Upon Tyne

In Excess of £700,000

# 8 Merlay Court

## Killingworth, Newcastle Upon Tyne

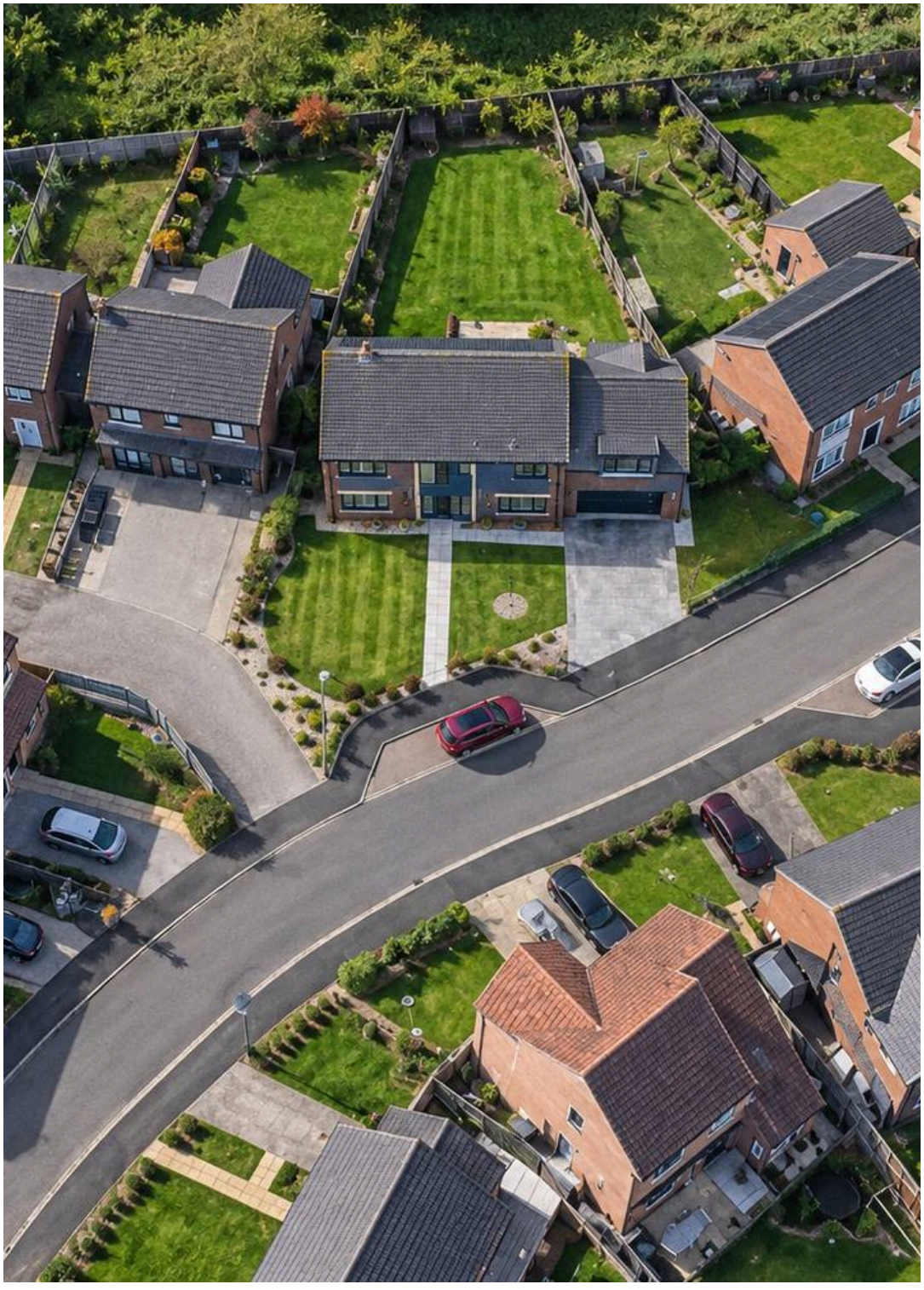
Alexander Hudson Estates is excited to present to the market this impressive and beautifully presented five-bedroom detached family home, offering generous accommodation, stylish interiors and a fantastic balance of living and entertaining space, making it an ideal choice for a growing family.

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. 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. 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 garden, offering an excellent combination of lawned space and an extensive paved patio area, perfect 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.

Offering spacious and versatile accommodation, an impressive open-plan living space and a generous garden, this is a wonderful opportunity to acquire a superb family home that is ready to be enjoyed.





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: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- 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 enclosed rear garden.
- Moorfields Estate, Killingworth, NE12, close to schools, parks and commuter links into Newcastle.





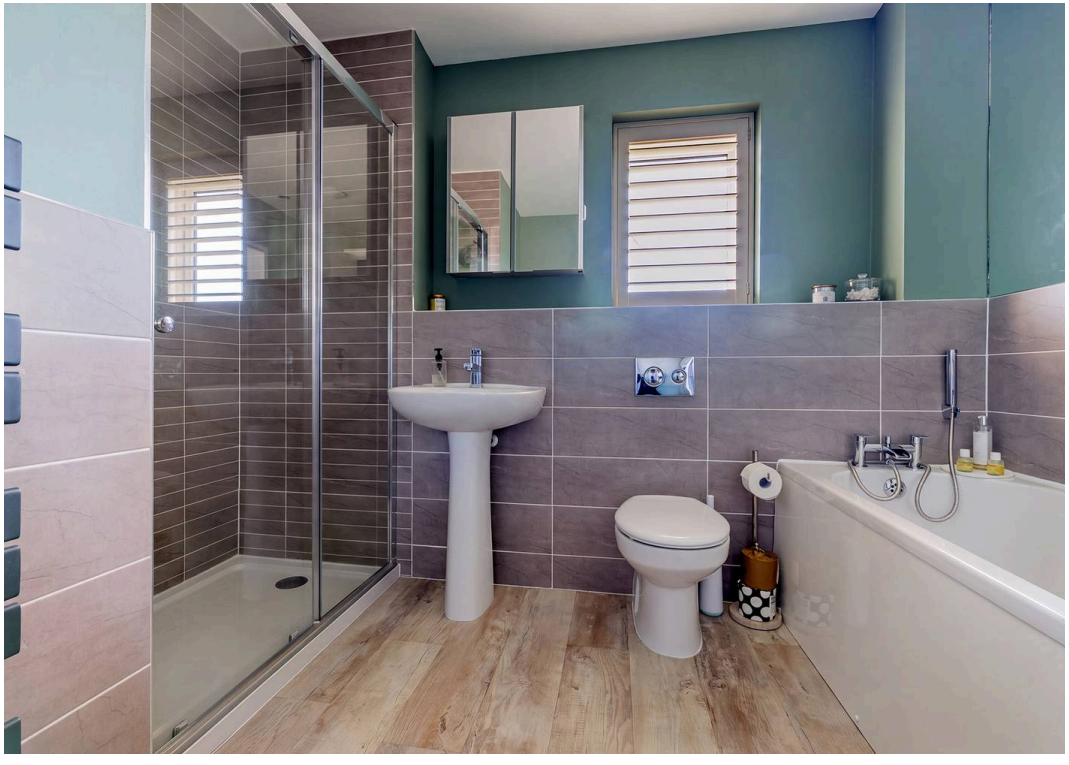


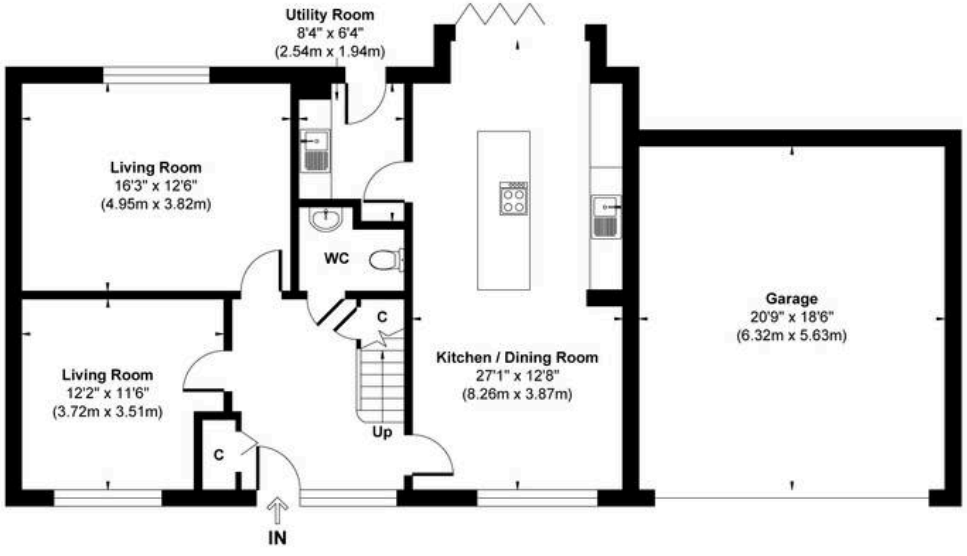




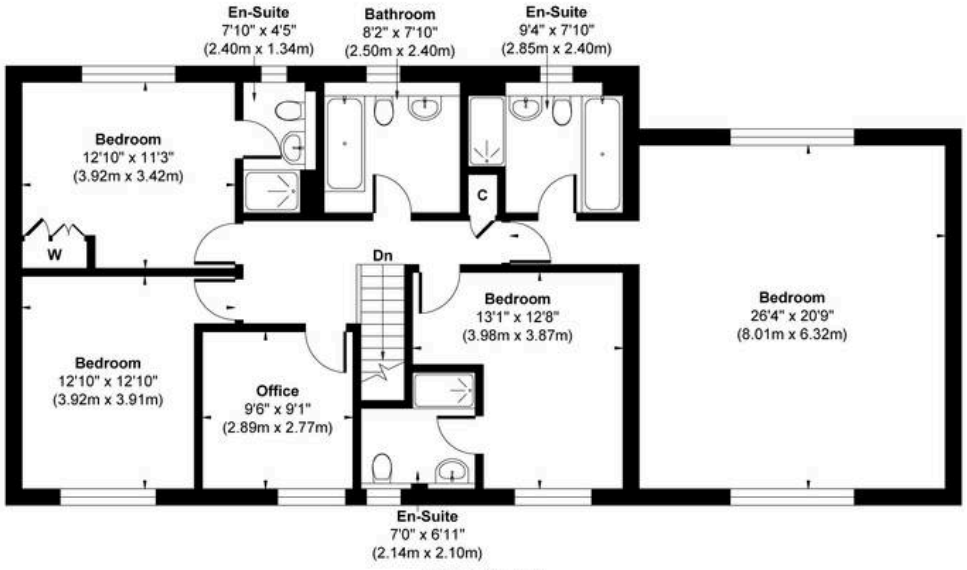









**Ground Floor**
Approximate Floor Area
1316 sq.ft
(122.23 sq.m)




**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)**

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