

# BRUNTON

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## RESIDENTIAL



**PADDOCK LANE, MOORFIELDS, NE12**

Offers Over £400,000

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Well-presented four-bedroom detached home positioned on Paddock Lane within the popular Moorfields development in Killingworth, Newcastle upon Tyne. The property offers spacious and versatile accommodation arranged over two floors, ideally suited to modern family living.

The accommodation includes a welcoming entrance hall with a ground-floor WC, a generous living room, and a rear kitchen-diner spanning the width of the property with French doors opening onto the garden. The first floor provides four well-proportioned bedrooms, all with built-in storage, including a master bedroom with an en-suite shower room, alongside a well-appointed family bathroom.

Paddock Lane is located within the popular residential area of Killingworth, offering convenient access to a wide range of local shops, amenities and leisure facilities. The area is well served by transport links, including road and bus routes, providing easy access to Newcastle city centre and the wider region, making it ideal for families and professionals alike.

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The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor. Under these stairs is a convenient ground-floor WC, while to the left of the hallway is a warm living room, with a large forward-facing window overlooking the front garden. To the right of the hallway is access to the garage. The kitchen-diner spans the width of the property and is situated to the rear. The kitchen is fitted with a range of fitted wall and base units, as well as integrated appliances, providing ample work surfaces and storage space. This room also enjoys windows and French doors leading out to the rear garden and allowing plenty of natural light to flood the space. Wooden flooring continues throughout the ground floor.

The first-floor landing provides access to four well-proportioned bedrooms, all benefiting from built-in storage and windows to the front and rear of the property. The principal bedroom enjoys an en-suite shower room with a three-piece suite. The remaining bedrooms are served by a well-appointed family bathroom, also comprised of a three-piece suite and a heated towel rail.

Externally, the property enjoys a front lawn and a driveway leading to the garage, providing off-street parking for at least one vehicle. To the rear, a garden, laid predominantly to lawn, is enclosed by timber fencing and creates the perfect space for entertainment and everyday family living.



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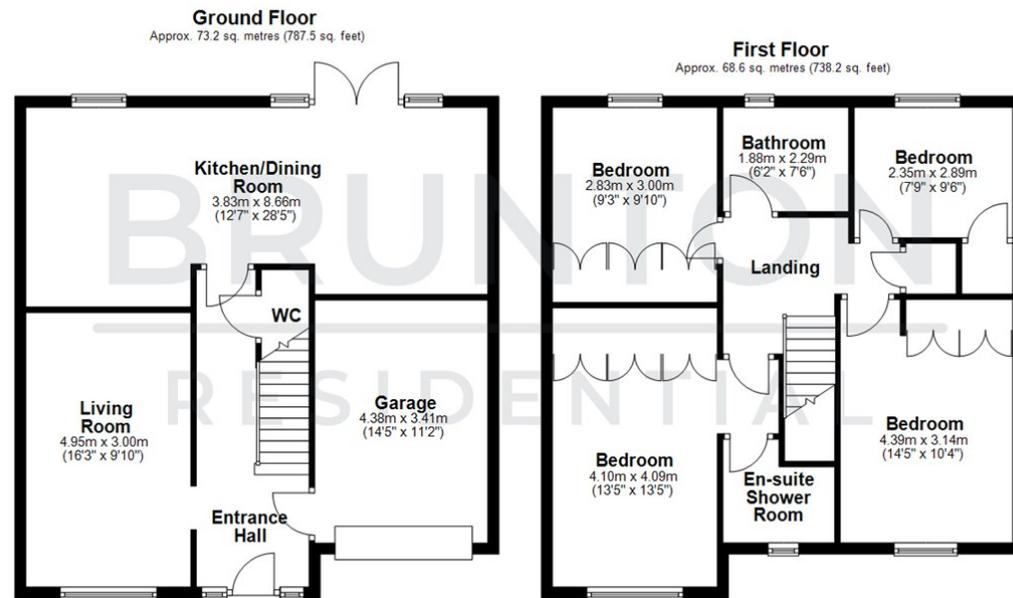
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TENURE : Freehold

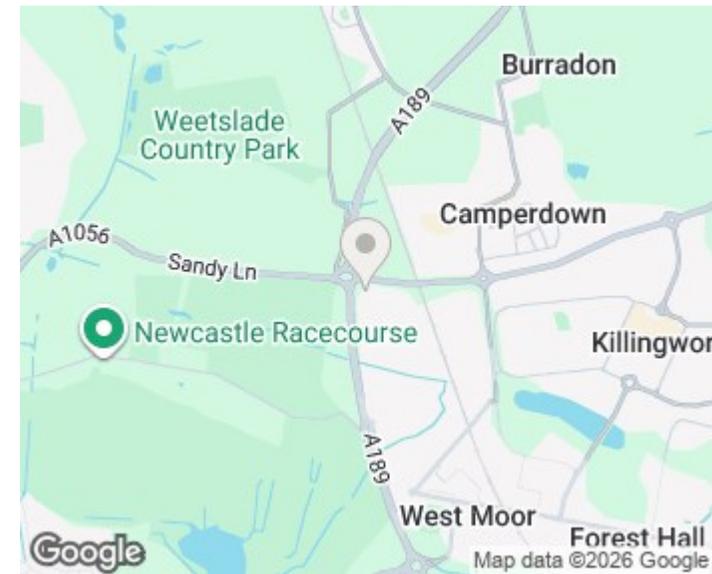
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : E

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	