

Killin Close, Chapel Park, Newcastle Upon Tyne, NE5 1UQ
Offers in excess of £330,000

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'The Art of Property'



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Offers in excess of £330,000

Council Tax Band: D

Nestled on the highly sought-after Chapel Park Estate, this stunning four-bedroom detached family home occupies a generous corner plot and offers an exceptional blend of space, style, and comfort. Immaculately presented and truly move-in ready, the property features bright, neutral décor throughout, creating a calm and contemporary backdrop. With versatile living spaces designed to adapt effortlessly to modern family life, this home is as practical as it is welcoming, an ideal setting to grow, relax, and entertain.

Step inside and you are welcomed by a porch leading into a spacious hallway, complete with practical understairs storage and a convenient ground floor WC. The former garage has been thoughtfully converted to create a highly versatile additional room, ideal as a home gym, study, playroom, or even a fifth bedroom.

The impressive lounge/diner extends the full depth of the property, offering a wonderful sense of space and light. A cosy log burner provides a warm focal point, while double patio doors open directly onto the rear garden perfect for both relaxed evenings and entertaining guests.

At the heart of the home lies the stylish kitchen and family area, beautifully fitted with a range of integrated appliances including oven, hob, dishwasher, washing machine, and wine fridge. Designed with modern living in mind, this sociable space flows seamlessly outdoors, creating an inviting indoor-outdoor connection ideal for family life and summer gatherings.

Upstairs, the principal bedroom enjoys an enviable sense of scale, spanning the depth of the house and benefitting from a sleek, modern en-suite shower room. Three further well-proportioned bedrooms,

two doubles and a single are complemented by a contemporary family bathroom, completing the first floor accommodation.

Externally, the property continues to impress. To the front, a low-maintenance lawn and paved driveway provide off-street parking for multiple vehicles. The rear garden offers a private and tranquil retreat, featuring a raised patio area ideal for outdoor dining and relaxation a rare and much sought-after feature. A spacious shed provides excellent storage and has previously been used as a summer house, offering fantastic potential as an entertaining or hobby space.

Situated just six miles from Newcastle city centre, Chapel Park is renowned for its excellent local schools, shops, and leisure facilities, alongside superb transport links including the A1, A69, and Newcastle International Airport. Homes of this size and quality in such a desirable location are rarely available — early viewing is highly recommended.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

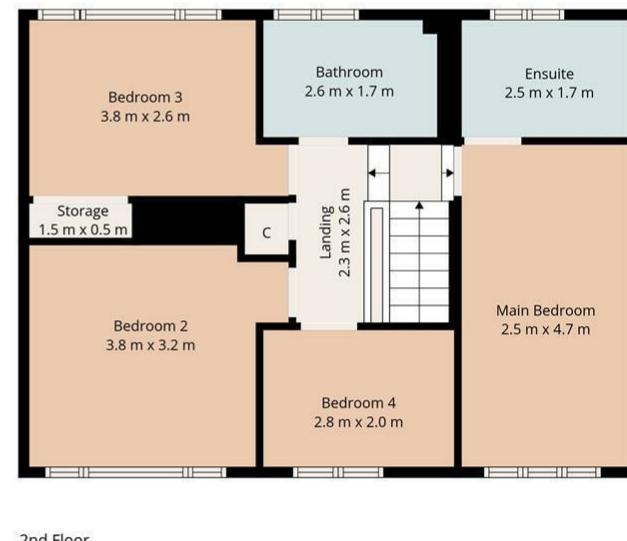
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TOTAL: 134 m²

1st floor: 77 m², 2nd floor: 57 m²
EXCLUDED AREAS: FIREPLACE: 1 m², WALLS: 11 m²

Measurements Are Deemed Highly Reliable But Not Guaranteed.



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