





5



1



2

- **Cygnnet Park Development**
- **Detached Family Home**
- **Five Bedrooms**
- **Two Bathrooms**
- **Ground Floor WC**
- **Driveway & Garage**
- **5% Deposit Paid**
- **Flooring Included**
- **Freehold**
- **Council Tax Band *F***





**** LAST HOME REMAINING ****

The Bilbrough – Plot 127 is a beautifully designed five-bedroom detached home situated in the popular Cygnet Park development in Killingworth. This stunning property offers spacious, modern living across two floors, making it ideal for families seeking both style and practicality.

Step inside to find the ground floor featuring a welcoming hallway with a WC finished with contemporary sanitaryware and modern tiling. There is a generous open-plan kitchen, dining, and family area, complete with sleek modern units and integrated appliances. French doors open out onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. A separate lounge at the front of the home provides a relaxing retreat, perfect for entertaining guests or enjoying family time.

Upstairs, the generous main bedroom benefits from a stylish en-suite shower room with a choice of tiling finishes. The home also offers two further double bedrooms and two generous single bedrooms, all served by a well-appointed family bathroom featuring tiling around the bathtub. Flooring is included throughout the home, adding to the move-in ready appeal.

Plot 127 includes an integral garage and private gardens. As part of the sale, a 5% deposit will be paid, and part exchange is available, making the move even easier.

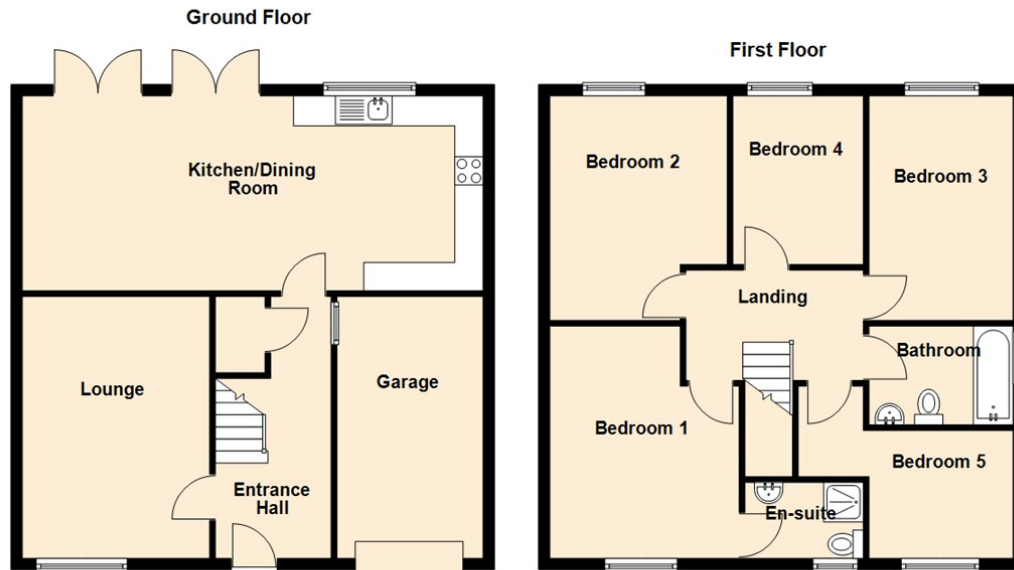
Located just minutes from key transport links including the A19, A1, and regular Arriva bus services, The Bilbrough is perfectly positioned for commuters while being set in a thriving, family-friendly community.

This home offers the ideal blend of space, comfort, and convenience in one of Killingworth's most desirable developments. For more information, please call 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *F*.



Lounge 10'11" x 16'4" (3.33 x 4.98)

Kitchen Dining Room 12'2" x 27'8" (3.71 x 8.44)

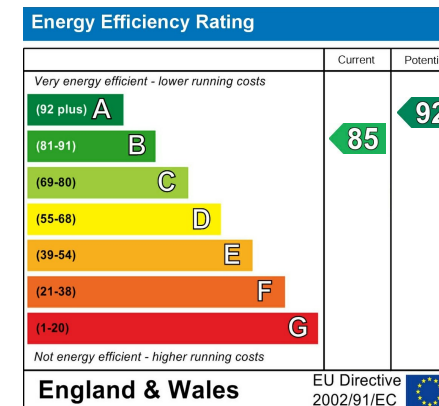
Bedroom One 14'4" x 11'2" (4.37 x 3.41)

Bedroom Two 9'10" x 14'9" (3.00 x 4.50)

Bedroom Three 12'3" x 12'9" (3.75 x 3.89)

Bedroom Four 13'4" x 8'8" (4.07 x 2.66)

Bedroom Five 8'6" x 9'4" (2.60 x 2.86)



The difference between house and home

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