





- Popular Location
- Ideal For Larger Families
- Two Reception Rooms
- Off Street Parking
- Freehold
- Detached Home
- Four Bedrooms
- Two Bathrooms
- Council Tax Band \*C\*
- Excellent Amenities Nearby





\*\* Video Tour on our YouTube Channel | <https://youtu.be/2LShGpad-eE>  
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This stunning, detached home is nestled in the popular Ludlow Court in Kingston Park and will be an ideal purchase for the growing family.

Internally the property briefly comprises to the ground floor: - entrance lobby, hallway, bright and airy lounge, dining room, sunny conservatory and stylish kitchen with a range of fitted units, centre island, integrated appliances and patio door access to the rear. There is also a sitting room/study, which could be used as a fifth bedroom and has a cupboard with plumbing for a washer. To the first floor there are four good-sized bedrooms, the main with an en suite and there is a modern family bathroom WC. The property further benefits from double glazing, gas central heating and ample storage throughout, including storage to the side of the property, running the length of the house.

Externally there is a garden and driveway to the front for off street parking and there is a delightful garden to the rear with a decked area, patio, lawn and planted borders. An ideal space to relax or entertain in the warmer months.

Kingston Park is renowned for its excellent amenities, including a wide variety of shops, schools, and transport links, making it an ideal location for families. This home not only offers a comfortable living space but also the convenience of being close to everything you need.

We anticipate an extremely high level of viewings on this charming property. For more information, please call our sales team on 0191 236 2070.

#### Tenure

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

Council Tax band \*C\*





Lounge 11'6" x 14'2" (3.53 x 4.34)

Kitchen 17'1" x 10'6" (5.21 x 3.21)

Conservatory 9'0" x 7'0" (2.76 x 2.14)

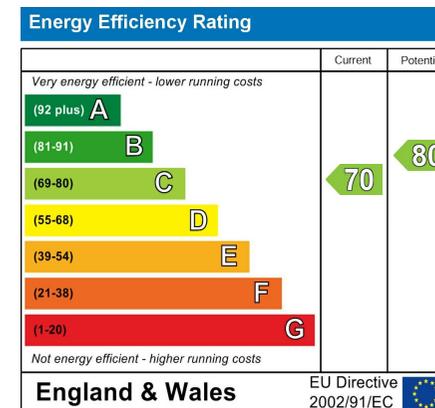
Sitting Room/Study 7'10" x 13'3" (2.41 x 4.05)

Bedroom One 8'0" x 16'5" (2.44 x 5.02)

Bedroom Two 12'2" x 9'10" (3.72 x 3.01)

Bedroom Three 9'1" x 11'3" (2.77 x 3.43)

Bedroom Four 9'1" x 8'1" (2.79 x 2.48)



## The difference between house and home

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