

7 bed semi-detached house to rent in NE12

Killingworth Village, Killingworth Village, Newcastle upon Tyne, Tyne and Wear, NE12 6BL

£3,500 pcm

x 7 x 5 x 4

Double Garage parking

Unfurnished

Property features

- Highly Desirable Killingworth Village Location
- Impressive Seven-Bedroom Family Home
- Generous and Flexible Accommodation Arranged Over Three Floors
- Versatile Studio Accommodation with Kitchenette and Private

Key Information

- Council Tax: Band F
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this truly impressive seven-bedroom home, situated on the highly desirable Sunniside East in the heart of Killingworth Village. Enjoying exceptional open views across the surrounding countryside, this substantial property offers an outstanding amount of space and versatile accommodation, making it an ideal choice for a large or extended family.

The property is approached via a private gated driveway shared with Sunniside West, before opening into Sunniside East's own enclosed entrance, providing plentiful off-street parking and access to a large double garage.

Internally, the accommodation is arranged across three floors and combines attractive period character with modern family living. The ground floor offers four spacious reception rooms, including a bright living room with a bay window overlooking the surrounding fields, a generous dining room with French doors opening onto the rear courtyard, and two further versatile reception rooms.

At the heart of the home is the impressive farmhouse-style kitchen, featuring exposed wooden ceiling beams, stone walls, a roof window and an excellent range of storage and integrated appliances. Two islands provide additional preparation and seating space, while a separate utility room, pantry and downstairs WC add further practicality.

Across the upper floors are six generously proportioned bedrooms, including several with en-suite facilities and beautiful countryside views. The converted loft provides a particularly spacious bedroom with roof windows, additional dressing or study space and its own four-piece en-suite bathroom. A striking family bathroom, complete with a raised bath, twin basins and a large double shower, serves the remaining accommodation.

Located beside the garage and forming part of the main property is a versatile studio room, providing the seventh bedroom. Accessed from both the garage and through French doors, this excellent additional space includes its own kitchenette, modern shower room and storage cupboard, with ample room for both living and bedroom furniture. It would be particularly well suited to an older child, extended family member, guest accommodation or a private working space.

Externally, the property benefits from a fully enclosed and paved courtyard to the rear, together with a row of useful storage sheds. The large double garage can be accessed directly from the kitchen and provides space for larger vehicles, additional storage or workshop use.

Sunniside East occupies a fantastic position within Killingworth Village, offering a peaceful setting and far-reaching countryside views while remaining conveniently placed for local amenities, schools and transport connections throughout North Tyneside and Newcastle.

With seven bedrooms, five bathrooms, a downstairs WC, four reception rooms, a private rear courtyard, extensive parking and a double garage, this remarkable home must be viewed to fully appreciate the exceptional space, flexibility and setting on offer.

To arrange a viewing or for further information, please contact Pattinson Estate Agents' Forest Hall branch on 0191 215 0677 or email forest.hall@pattinson.co.uk.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

• A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).

• An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.

• To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.

• Each applicant's affordability is assessed individually against the criteria.

• Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.

• Employment checks to confirm your start date, salary and if your position is permanent.

• Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.

• A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.

• 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: F

Deposit: £3,461.54

Rent: £3,500 pcm

Property Type: Semi-detached house

Parking: Double Garage

Heating: Gas

External



Sunniside East occupies a fantastic position overlooking the surrounding farmland and open countryside of Killingworth Village, enjoying exceptional far-reaching views. The property is approached via a private driveway shared with neighbouring Sunniside West, before opening through its own gated entrance into a generous parking area reserved exclusively for Sunniside East. The extensive frontage provides ample off-street parking and access to a substantial double garage.

Kitchen

4.58m x 4.55m (15'0" x 14'11")



An impressive and generously proportioned kitchen combining modern fittings with traditional farmhouse character. The room features exposed stone walls, timber ceiling beams and a rooflight which brings additional natural light into the space. It can be accessed internally from the main house as well as externally through large double French doors positioned to the side of the main entrance.

The kitchen is fitted with an extensive range of modern storage units and an excellent selection of integrated appliances, including double ovens, two microwave ovens and a large double-door refrigerator. Two central islands create a striking and highly practical layout, with one incorporating the hob and the second featuring a stainless-steel sink with mixer tap.

The kitchen flows directly into the adjoining dining room, making it an excellent space for entertaining, while a separate utility room also leads conveniently from the kitchen.

Utility Room

2.25m x 2.42m (7'4" x 7'11")



Leading directly from the kitchen, the separate utility room provides valuable additional storage, along with space for a freezer and wine cooler. From here, there is also access to a convenient downstairs WC.

Downstairs WC

0.96m x 1.94m (3'1" x 6'4")



A modern and well-presented downstairs WC, fitted with a low-level toilet, hand wash basin and heated towel radiator. The room is fully tiled throughout for a clean and contemporary finish.

Pantry

A generously sized pantry cupboard fitted with extensive shelving, providing excellent additional storage for food, kitchen essentials and household items. Conveniently positioned close to the kitchen.

Rear Porch onto Courtyard

A practical rear porch overlooking and providing access to the enclosed courtyard, with useful space for storing coats, shoes and other outdoor essentials.

Courtyard

A private and fully enclosed paved courtyard positioned to the rear of the property, offering a low-maintenance outdoor space. A row of storage sheds provides excellent additional storage for gardening equipment, bicycles and other outdoor essentials.



Rear Reception Room - just off Kitchen

4.23m x 4.13m (13'10" x 13'6")

Located just off the kitchen, this generously proportioned reception room is currently used as a dining room and provides an excellent setting for everyday dining and entertaining. An impressive fireplace creates an attractive focal point, while large French doors open directly onto the private enclosed rear courtyard. Extensive fitted cupboards along one wall provide valuable additional storage, and an internal door connects the room with the adjoining living room. The room is finished in neutral décor, creating a bright and versatile space.



Living Room

5.10m x 4.82m (16'8" x 15'9")

Positioned to the front of the property and to the right of the main entrance, this spacious reception room is currently arranged as the main living room. A large bay window fills the room with natural light while perfectly framing the exceptional countryside views. An impressive fireplace creates an attractive focal point and a warm, welcoming atmosphere, while an internal door provides direct access into the adjoining dining room.



Dining Room

4.14m x 5.54m (13'6" x 18'2")

Positioned immediately to the left of the main entrance, this bright and spacious reception room offers a welcoming and characterful introduction to the property. Dark wood panelling extends halfway up the walls, complemented by crisp white décor above and matching dark wood flooring, creating an elegant and traditional finish.

A large front-facing window allows plenty of natural light into the room, while a useful coat cupboard is positioned beside the main entrance. The main staircase is located directly ahead within the entrance area.



Rear Reception Room

4.94m x 5.30m (16'2" x 17'4")

Positioned behind the front reception room, this versatile additional reception room features an attractive fireplace as its main focal point. Large stained-glass windows overlook the private rear courtyard and bring character and natural light into the space. Finished in neutral décor, the room also benefits from a useful built-in storage cupboard.



Stairway

A carpeted staircase rises to the upper floors of the property, opening onto a central landing which extends to both the left and right, providing access to the bedrooms and bathrooms.

Bedroom 5

3.11m x 5.23m (10'2" x 17'1")

Positioned to the right of the staircase, this generously sized bedroom benefits from a large window which fills the room with plenty of natural light. The room also enjoys the convenience of its own private en-suite bathroom.



Ensuite For Bedroom 5

2.77m x 1.51m (9'1" x 4'11")

A bright and well-presented en-suite shower room featuring striking black tiling. The suite comprises a shower enclosure, low-level WC and hand wash basin.



Family Bathroom

6.23m x 2.29m (20'5" x 7'6")

A true highlight of the property, this exceptionally spacious family bathroom has a distinctive Spanish-inspired design and an abundance of character. The impressive pitched ceiling is enhanced by exposed timber beams, adding warmth and architectural interest to the room.

A raised bathtub is approached by a small set of steps, creating a striking focal point, while two floating hand wash basins are complemented by attractive arched windows. The bathroom also features a generous double shower area with two shower heads and a glass shower screen, completing this truly unique and luxurious space.



Bedroom 1

5.08m x 4.22m (16'8" x 13'10")

Positioned to the left of the staircase on the first floor, this exceptionally spacious bedroom offers ample room for a full range of furnishings. Finished in neutral décor, the room features a characterful fireplace as an attractive focal point. A useful built-in cupboard provides additional storage.



Bedroom 2

5.13m x 4.63m (16'9" x 15'2")

Another generously proportioned bedroom, finished in neutral décor and offering ample space for a range of bedroom furnishings. A characterful fireplace creates an attractive focal point, while a built-in cupboard provides useful additional storage.



Bedroom 3

3.35m x 5.09m (10'11" x 16'8")

A generously proportioned double bedroom with ample space for a full range of furnishings and the added convenience of its own en-suite. The room enjoys lovely open views across the surrounding farmland, while a colourful Lion King-themed mural across the walls creates a fun and characterful space that would be ideal as a child's bedroom.



Ensuite for Bedroom 3

1.25m x 3.79m (4'1" x 12'5")

A well-proportioned en-suite shower room featuring a generous walk-in shower, hand wash basin and low-level WC. The room is finished in neutral décor throughout, creating a clean and modern appearance.



Bedroom 4

3.61m x 2.04m (11'10" x 6'8")

The smallest of the bedrooms within the main house, although still a well-proportioned double room with ample space to comfortably accommodate a double bed and additional furnishings. Bright, airy and finished in neutral décor, it would also make an excellent nursery, dressing room or home office if preferred.



Loft Bedroom

9.83m x 5.57m (32'3" x 18'3")



A further staircase rises to the converted loft level, opening into an exceptionally spacious sixth bedroom with a distinctive open-plan layout. Multiple roof windows bring an abundance of natural light into the room and complement the characterful sloping ceilings.

A central partition subtly separates the main sleeping area from an additional section which wraps around behind it, without fully dividing the room. This versatile secondary space would be ideal as a dressing area, fitted wardrobe zone, private study or relaxed seating area. The bedroom also benefits from its own generously sized en-suite bathroom.

Loft Bathroom

4.80m x 2.52m (15'8" x 8'3")



A spacious four-piece en-suite bathroom comprising a large walk-in shower, separate bathtub, low-level WC and a hand wash basin incorporated into an extensive run of fitted vanity and storage units. A large roof window allows plenty of natural light into the room, enhancing the bright and airy feel.

Double Garage

A substantial double garage offering ample space for larger vehicles, additional storage or a combination of both. The garage can be accessed directly from the kitchen and also provides internal access into the integrated studio annexe.

Intergrated Annex

8.56m x 5.13m (28'1" x 16'9")



A versatile integrated studio annexe accessed through large French doors or internally from the double garage. The open-plan accommodation provides ample space for both living and bedroom furniture, making it ideal for extended family, older children, guests or anyone seeking additional privacy within the main property.

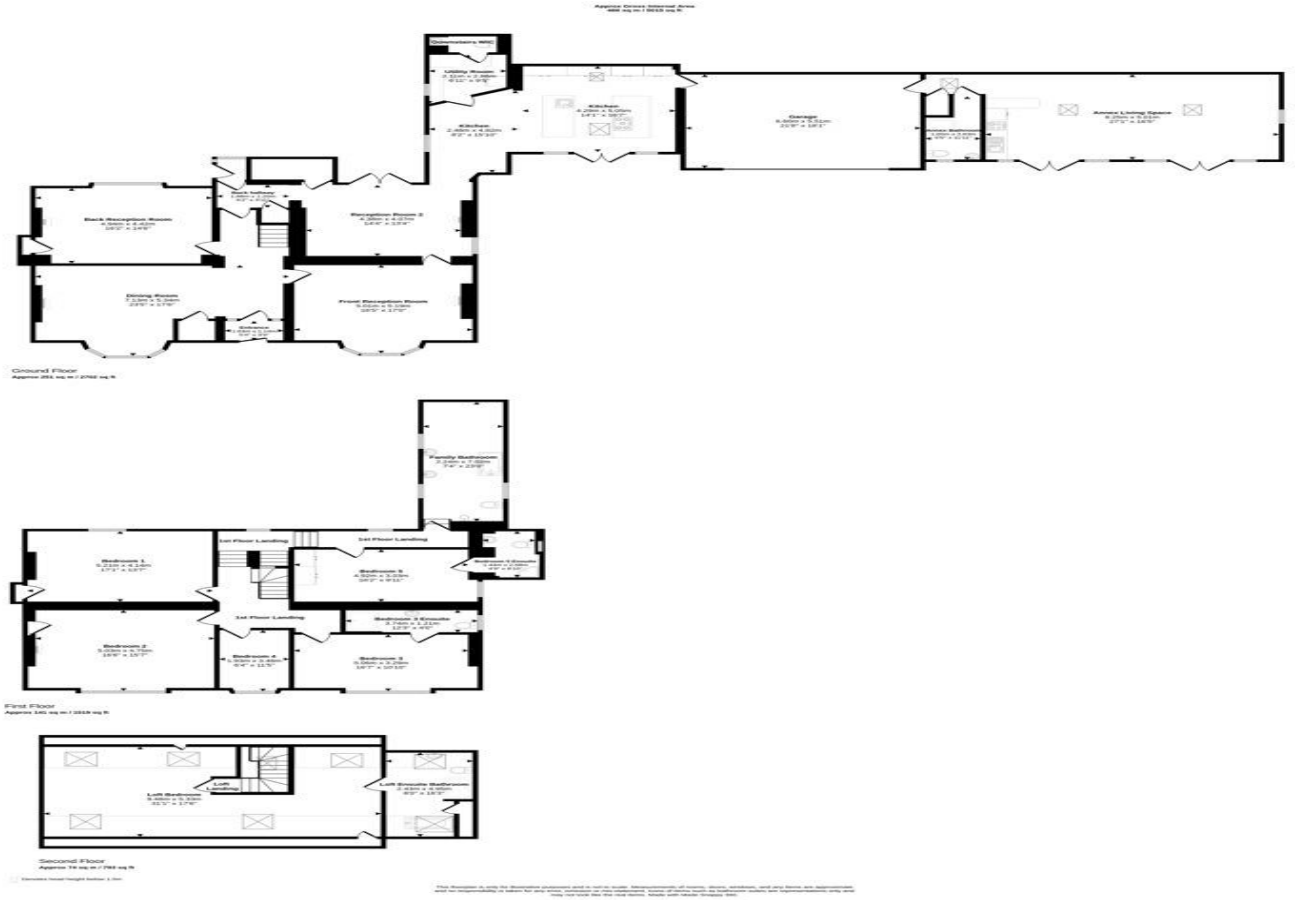
The kitchenette is fitted with an integrated hob, overhead extractor, oven and stainless-steel sink with mixer tap. Neutral décor is complemented by attractive farmhouse-style features, including exposed timber beams and a stone feature wall, while several windows fill the room with natural light. The studio also benefits from its own private bathroom and a useful storage cupboard.

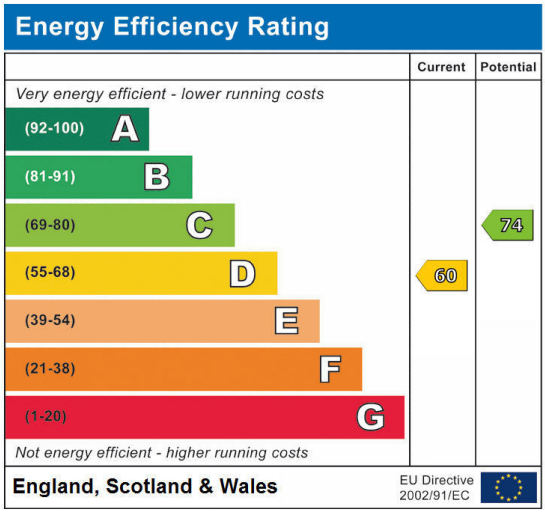
Annex Bathroom

1.69m x 2.39m (5'6" x 7'10")

A bright and modern three-piece bathroom comprising a walk-in shower, low-level WC and hand wash basin.







Killingworth Village, Killingworth Village, Newcastle upon Tyne, Tyne and Wear, NE12 6BL

Contact your local branch today for more information on this property:

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