

# BRUNTON

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## RESIDENTIAL



**RED KITE DRIVE, KENTON BANK FOOT, NE13**

**Offers Over £279,950**



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THREE BEDROOM | SEMI DETACHED FAMILY HOME | SOUTH FACING REAR GARDEN

Brunton Residential are delighted to offer for sale this charming Taylor Wimpey 'Braxton', a three-bedroom semi detached in Kenton Bankfoot, Newcastle Upon Tyne. Boasting a spacious layout and a welcoming reception room, it offers comfortable modern living in a highly desirable location.

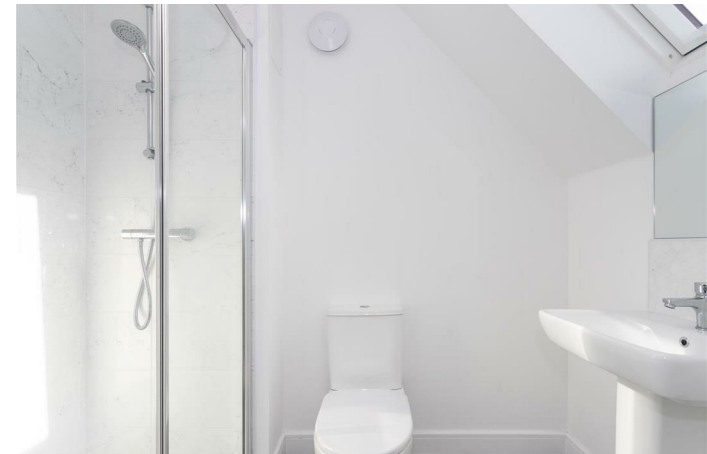
For more information and to book your viewing please call our team on 0191 236 8347



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Situated on the highly sought-after Red Kite Drive, this immaculate three-bedroom semi-detached family home offers an exceptional opportunity for first-time buyers and growing families alike.

The ground floor is thoughtfully arranged, comprising a welcoming entrance hallway leading into a stylish lounge with reconfigured entrance to make the living space a more functional space, enhanced by a bespoke media wall. A practical “loo-tility” provides a downstairs WC alongside additional work surface and sink. To the rear, a spacious kitchen-diner spans the full width of the property and is complete with French doors opening directly onto the rear garden.

The first floor hosts two well-proportioned double bedrooms, both with bespoke fitted wardrobes, along with a modern three-piece family bathroom with shower-over-bath. A versatile home office/dressing area provides access to the second floor, where you will find a generously sized master suite. This impressive bedroom is complemented by an en suite shower room and a second custom media wall, creating a luxurious and contemporary retreat.

Externally, the property enjoys a low-maintenance front garden and two allocated parking bays to the side, offering off-street parking for multiple vehicles. To the rear, a beautifully landscaped south-facing garden features a stylish patio providing the perfect space for outdoor entertaining.





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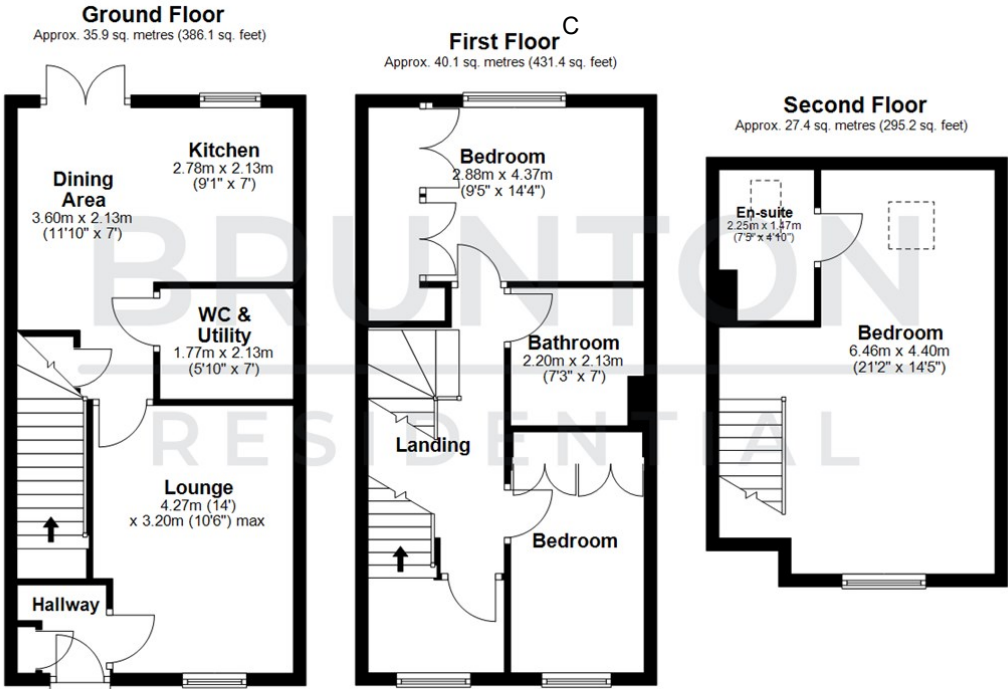
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

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) A		94
(81-91) B	84	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		