

# BRUNTON

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## RESIDENTIAL



**BROADFIELD MEADOWS, KENTON BANK HALL, NE13**

Offers Over £440,000





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Well-Presented Four-Bedroom Detached 'Eynsham' by Taylor Wimpey in Broadfield Meadows, Kenton Bank Hall.

This beautifully presented four-bedroom detached home combines modern design with practical, family-friendly living across two floors. You are welcomed into an entrance hallway with a ground floor WC, leading to a bright lounge with forward facing window. Double doors open into a dining room which in turn gives access to a modern kitchen/diner perfect for entertaining or relaxing with family. The contemporary kitchen features fitted units and integrated appliances, while two sets of French doors flood the dining room and kitchen with natural light and provide direct access to the rear garden. Upstairs, a landing leads to four well-proportioned bedrooms, including two with en-suite shower rooms, plus a family bathroom. The property further benefits from off-street parking, a garage and an enclosed rear garden.

Broadfield Meadows is ideally located within walking distance of Kingston Park and just two miles from Newcastle International Airport. The area benefits from excellent transport connections, with convenient bus and Metro links providing easy access to surrounding towns and Newcastle city centre.

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The internal accommodation comprises: a welcoming entrance hallway, providing an impressive sense of arrival. A useful ground-floor WC is discreetly positioned beneath the staircase.

To the right, a spacious and light-filled lounge features a front-facing aspect and French doors opening into a large dining room. The dining room offers further access to the kitchen and also benefits from French doors leading out to the rear garden. The modern kitchen is fitted with integrated appliances and a wide range of wall and base units, offering generous storage and preparation space. Natural light is provided by a rear-aspect window overlooking the garden, along with additional French doors opening onto the outdoor space.

Stairs rise to the first floor, where the landing provides access to four bedrooms. Two of these are generous doubles with en-suite shower rooms, while the remaining bedrooms are served by a family bathroom. All bedrooms enjoy either front or rear aspects, and there is ample built-in storage on this level.

Externally, the property occupies a corner plot and benefits from a driveway providing parking for multiple vehicles. The enclosed rear garden is mainly laid to lawn, with a block-paved seating area, and enjoys a south-facing aspect.



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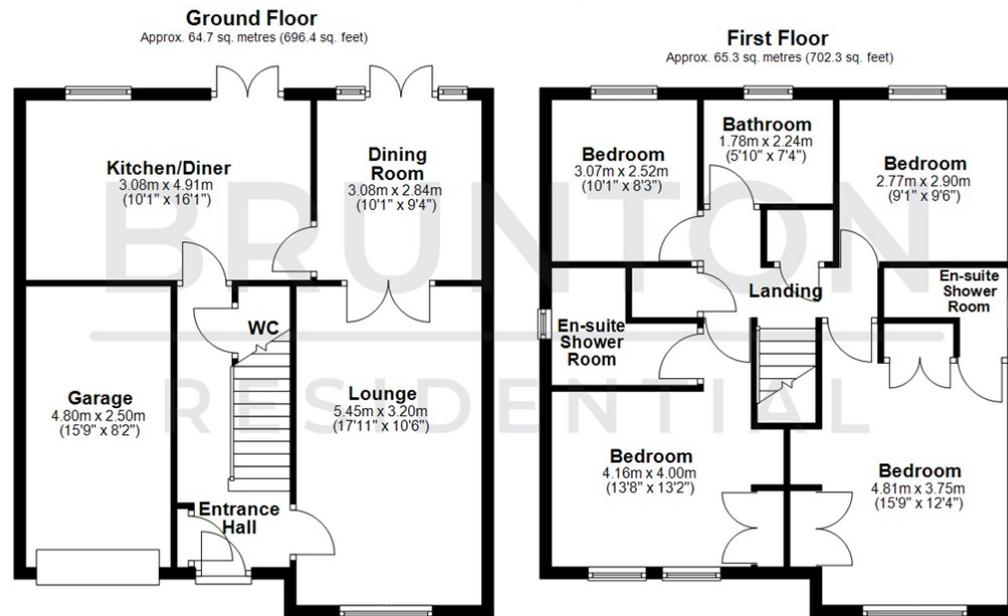
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TENURE : Freehold

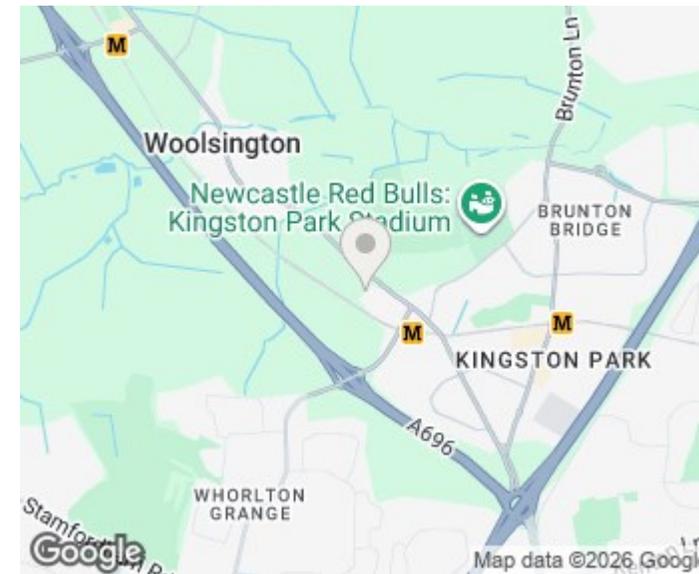
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

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		85	
(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	