

BRUNTON
RESIDENTIAL



DORCHESTER PLACE, KENTON BANK FOOT, NE13

Offers Over £295,000

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EXCLUSIVE DEVELOPMENT | THREE BEDROOMS | EN SUITE

Brunton Residential are delighted to welcome to the market this stunning three bedroom semi detached property built by Cussins in 2020. The property is finished to a high standard with a double drive, ground floor WC, benefit of being freehold, complete with a well-equipped kitchen, and a beautifully maintained rear garden.

Positioned in the sought-after area of Kenton Bank Foot, the property benefits from a fantastic selection of local amenities, including shops, restaurants, outstanding local schooling, and excellent transport links.

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

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Upon entering, you are welcomed into an entrance hall that leads to a spacious lounge at the front of the property, featuring a bay window overlooking the front garden. A storage cupboard is located in the entrance hall, and to the rear, there is an open-plan kitchen and dining area. The modern kitchen is fitted with floor and wall units, provides space for a washer/dryer, includes integrated appliances, and features bi-folding doors that open onto the rear garden. A WC completes the ground floor. In the kitchen, additional storage and counter space has been added to enhance the kitchen.

Upstairs, the first floor comprises three well-proportioned bedrooms, one of which is currently used as a home office. The other two bedrooms benefit from built-in wardrobes, while the principal bedroom also enjoys an en-suite shower room with under floor heating. A family bathroom serves this floor, featuring a bath with an overhead shower and a washbasin. There is also a fully boarded loft offering substantial storage.

Externally, the property offers a double driveway and a small front garden. The rear garden is a good size and features artificial lawn offering low maintenance, an extended paved seating area, and fencing for privacy.

Tenure

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

Council Tax Band C



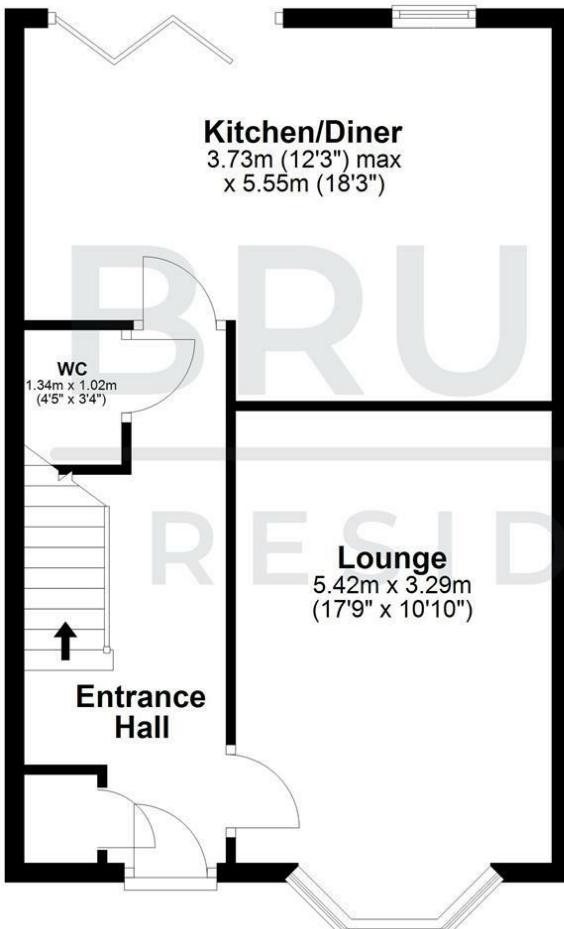
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TENURE : Freehold

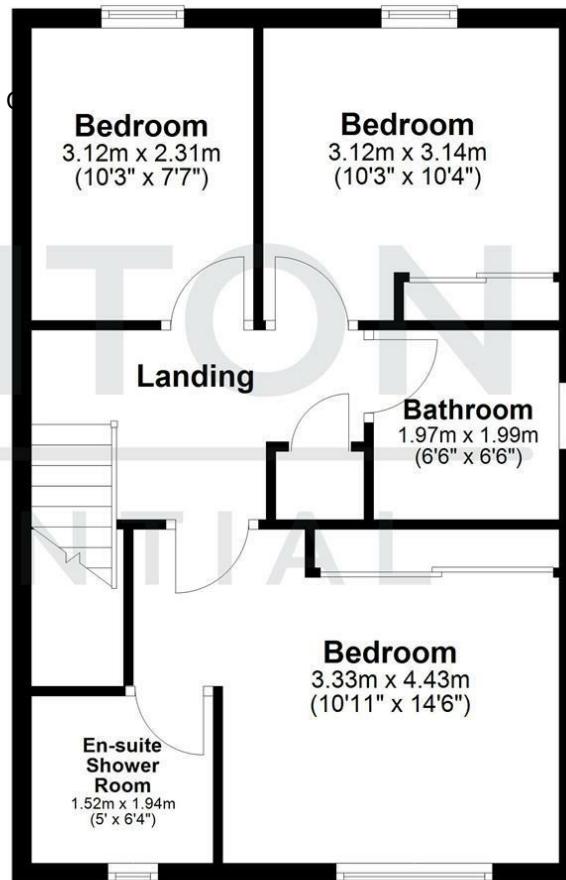
Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

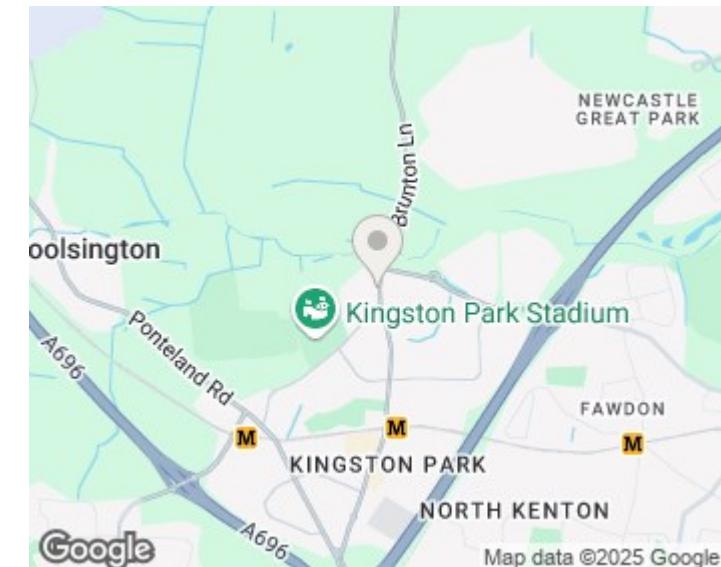
Approx. 47.8 sq. metres (514.6 sq. feet)



LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : B



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 95 | |
| (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 ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |