

BRUNTON

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LINACRE CLOSE, KINGSTON PARK, NE3

Offers Over £315,000

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FOUR BEDROOM - SEMI DETACHED - GARAGE

Brunton Residential is delighted to bring to market this fantastic four-bedroom home located in the popular area of Linacre Close. This semi-detached home has proven an excellent family home with its spacious design, this is a property that must be viewed. Situated to local amenities, schools, and 0.7 miles from the bustling Kingston Park.

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Accommodation briefly comprises; Entrance porch with immediate access to an open hallway offering ample space. There is a great sized lounge with an open entrance to an exceptionally large Kitchen/Diner, this space offers fantastic cupboard and work surfaces with integrated appliances and excellent space for additional kitchen furniture. There are two options of access to the rear gardens, there are French doors directly in front of the diner, and towards the far end of the kitchen, you have another door.

The first floor can be accessed from the staircase within the hallway, this floor consists of a large landing offering access to a superb sized bedroom, this has plenty of space for bedroom furniture, and is finished nicely with a well-equipped en suite. Next to this is a good size room currently used as office space however would also fit bedroom furniture. There is another good size bedroom to the front of the property and a similar size bedroom to the rear. A gorgeous modernised bathroom completes this floor.

To the front of the property, there is a large driveway allowing plenty of space for parking with paved, pathway access to the front door. There is also an integral garage for additional parking. To the rear of the property is a generous sized garden that consists of decking and lawned areas, additional to this space is a lovely summer house. There are fenced boundaries to add privacy to this space.



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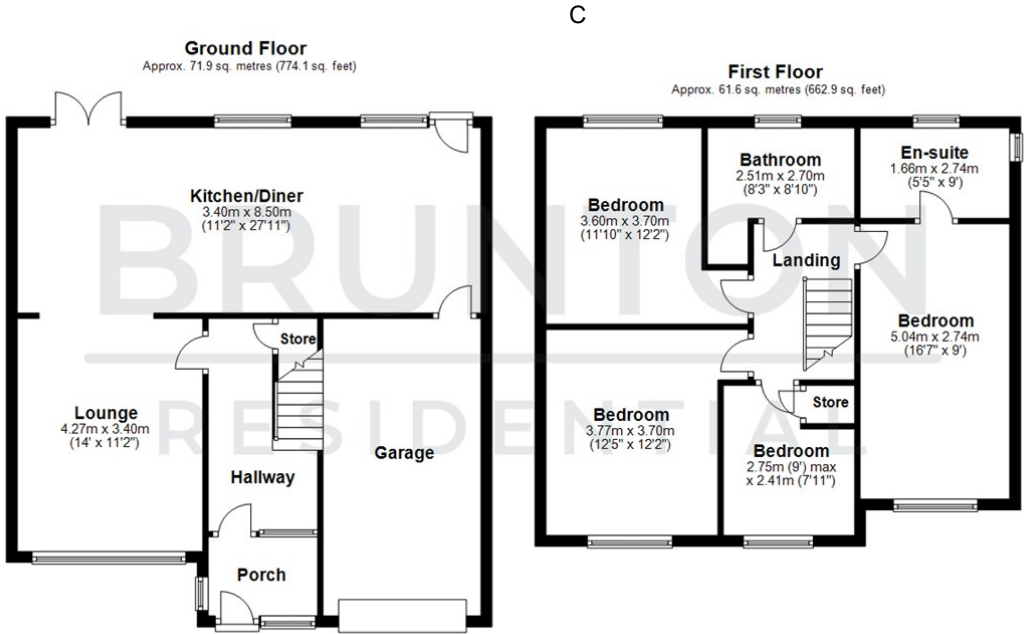
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : C

SERVICES :



Total area: approx. 133.5 sq. metres (1437.0 sq. feet)

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		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		