

# BRUNTON

---

## RESIDENTIAL



**DORCHESTER PLACE, KENTON BANK FOOT, NE13**

**Offers Over £280,000**



# BRUNTON

---

## RESIDENTIAL





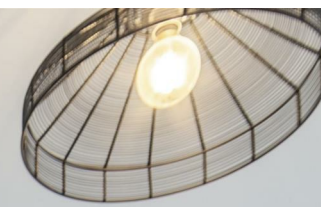




# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



### 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. Finished to a high standard with double drive, ground floor WC and the benefit of being freehold.

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



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

Situated at the head of Dorchester Place, an award winning development in Kenton Bank Foot is this STUNNING three bedroom semi detached family home, briefly comprising; entrance hallway with store and ground floor WC, lounge with walk in bay window, kitchen diner spanning the width of the property with ample work surface are as well as Bi-fold doors onto the rear garden.

Off the landing to the first floor there are three well proportioned bedrooms, bedroom one with en suite shower room and built in wardrobes. Completing the accommodation is the family three piece bathroom.

Externally there is a double width drive to the front offering off street parking for two vehicles alongside two lawned areas. To the rear there is an enclosed garden with patio area, ideal for alfresco entertaining during those warm summer nights.

### Tenure

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

Council Tax Band C





# BRUNTON

## RESIDENTIAL

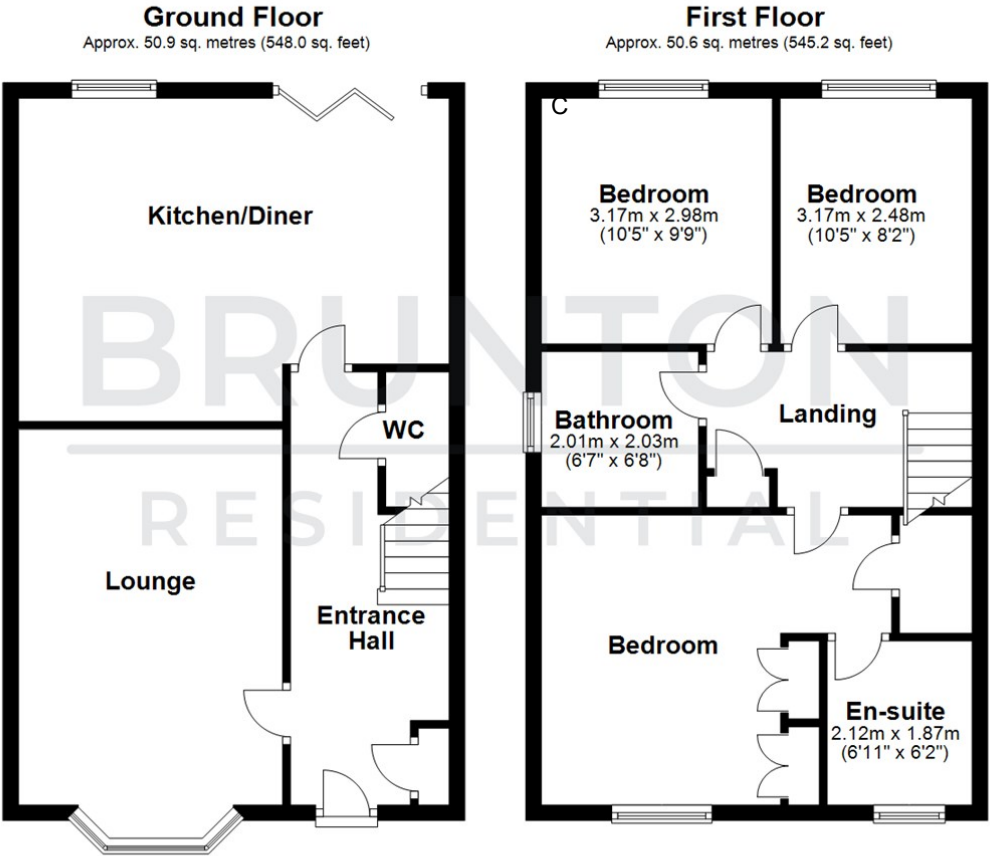
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

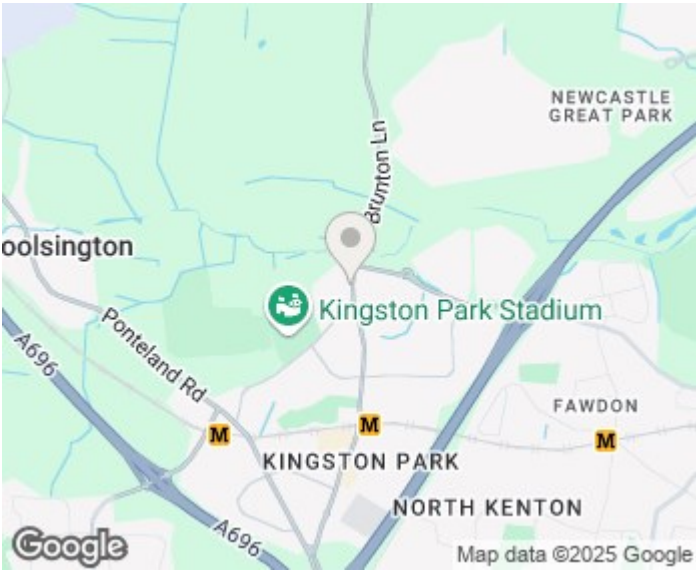
EPC RATING : B

SERVICES :



Total area: approx. 101.6 sq. metres (1093.1 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		95
(92 plus) A	85	
(81-91) B		
(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	