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CARRFIELD ROAD, KENTON, NEWCASTLE UPON TYNE, NE3

Offers Over £175,000

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Wonderful three-bedroom semi-detached home situated on Carrfield Road, Kenton, Newcastle upon Tyne. The property offers spacious and well-balanced accommodation, making it an ideal choice for families or buyers seeking a comfortable home within a popular residential area.

The home features a bright and welcoming lounge with a feature fireplace, a dining and family room with French doors opening onto the rear garden, and a well-equipped fitted kitchen with integrated appliances. The first floor provides three well-proportioned bedrooms and a family bathroom, offering practical living space across both levels. The property further benefits from lovely enclosed front and rear gardens and off-street parking.

Carrfield Road is well positioned within Kenton, providing convenient access to a range of local amenities including shops, supermarkets and everyday services. The area is also well served by nearby schools and transport links, with straightforward access into Newcastle city centre, the A1 and surrounding areas.

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The internal accommodation comprises: entrance into a welcoming entrance hall with stairs leading up to the first floor landing, along with a convenient under-stairs ground floor WC. To the left is a spacious lounge featuring a large front-aspect window with a pleasant outlook and a feature fireplace, creating a comfortable and inviting reception space. To the end of the hallway, a door leads into the dining and family room which benefits from French doors opening out to the rear garden, allowing for plenty of natural light and providing a pleasant connection to the outdoor space. From here, a further door leads into a well-equipped fitted kitchen, complete with integral appliances including an oven, hob and extractor fan, along with ample cabinetry offering excellent storage and work surface space.

To the first floor, the landing provides access to three well-proportioned bedrooms and a well-appointed family bathroom comprising a WC, a wash basin set within a vanity unit, and a bath with overhead shower.

Externally, the property benefits from a large enclosed front garden along with a driveway providing off-street parking for approximately two vehicles, positioned adjacent to a lawned area. To the rear is a generous enclosed garden surrounded by timber fencing, predominantly laid to lawn and complemented by mature trees, creating an attractive and private outdoor space.



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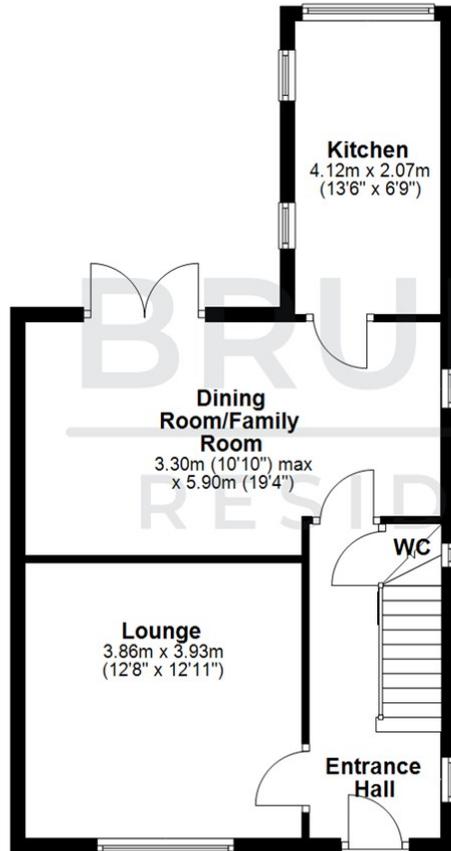
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

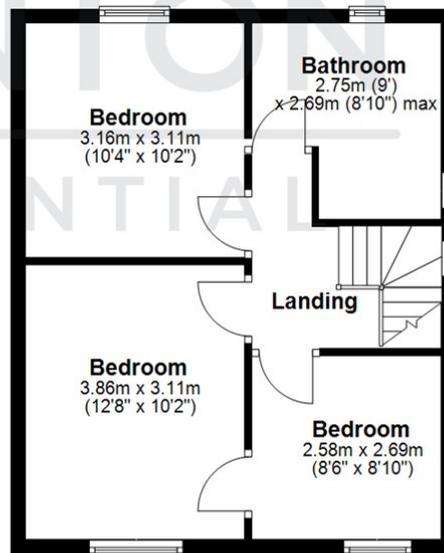
EPC RATING : B

Ground Floor
Approx. 51.6 sq. metres (555.2 sq. feet)



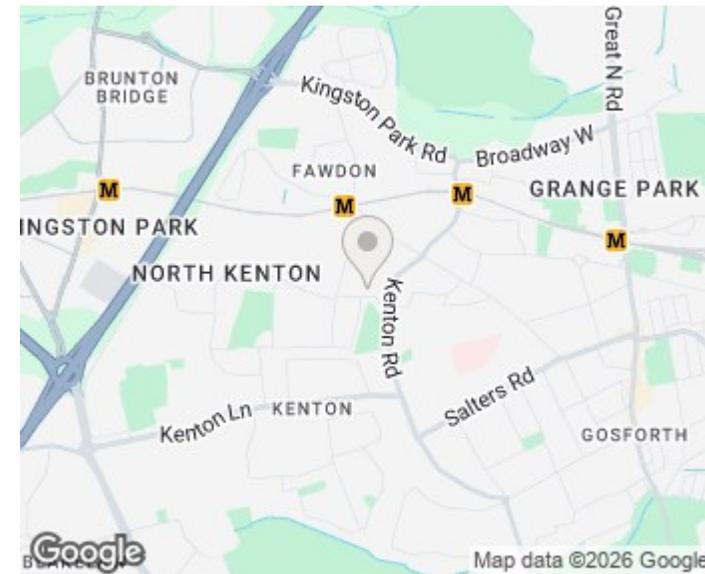
A

First Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 93.8 sq. metres (1009.7 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	85
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	