

# BRUNTON

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RESIDENTIAL



**FALCON WAY, KENTON BANK FOOT, NEWCASTLE UPON TYNE, NE13**

Offers Over £400,000



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Spacious four-bedroom detached home offering well-balanced accommodation across two floors, ideal for modern family living. The property features bright living spaces, a versatile kitchen-diner, and attractive outdoor areas.

The ground floor comprises a welcoming lounge with a front-aspect window, a modern kitchen-diner with fitted units, integrated appliances and French doors to the rear garden, as well as a convenient ground-floor WC and storage cupboards. Upstairs, four well-proportioned bedrooms include a principal bedroom with an en-suite shower room and walk-in closet, with the remaining bedrooms served by a family bathroom. Externally, the property benefits from a front lawn, a double driveway and garage, while the rear garden is laid mainly to lawn with paved patio areas, providing an ideal space for everyday family life and entertaining.

Falcon Way is located in the popular residential area of Kenton Bank Foot, offering easy access to local amenities, shops and well-regarded schools. The area is well served by road links and public transport, providing convenient access to Newcastle upon Tyne and the wider North East region, making it ideal for families and professionals.



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The internal accommodation comprises: an entrance hall with two useful storage cupboards, stairs to the first floor and a convenient ground-floor WC. To the left of the hallway, an inviting lounge enjoys a large window overlooking the front of the property, while to the rear, a kitchen-diner features a modern range of fitted wall and base units, along with integrated appliances. There is ample space for a dining table, and a rear-aspect window and French doors to the rear garden allow in plenty of natural light.

The first-floor landing provides access to four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room and a walk-in closet. A well-appointed family bathroom with a three-piece suite and a shower over the bath serves the remaining bedrooms

Externally, the property enjoys a lawned area to the front along with a long double driveway and a garage, providing off-street parking for two vehicles. To the rear of the property is a garden enclosed with timber fencing and laid mainly to lawn with paved patio seating areas, creating the ideal spot for family living and entertainment.





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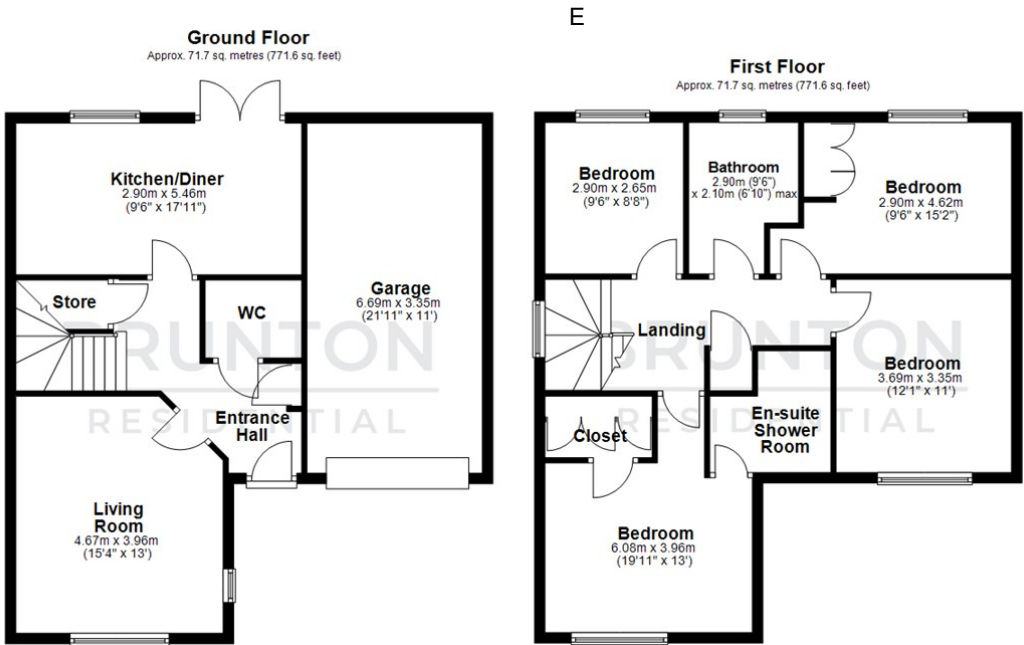
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TENURE : Freehold

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	84	
(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	