

# BRUNTON

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## RESIDENTIAL



**BROADFIELD MEADOWS, KENTON BANK FOOT, NE13**

**£525,000**



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A delightful detached home, situated in Broadfield Meadows in the newly developed Kenton Bank Hall estate next to Bank Foot Metro station. This property offers five well-sized bedrooms, two of which benefit from en-suite shower rooms and built-in wardrobes. The kitchen is well-appointed, with ample space for a dining table.

Additionally, the property features a driveway and double garage for off-street parking, as well as a rear garden.

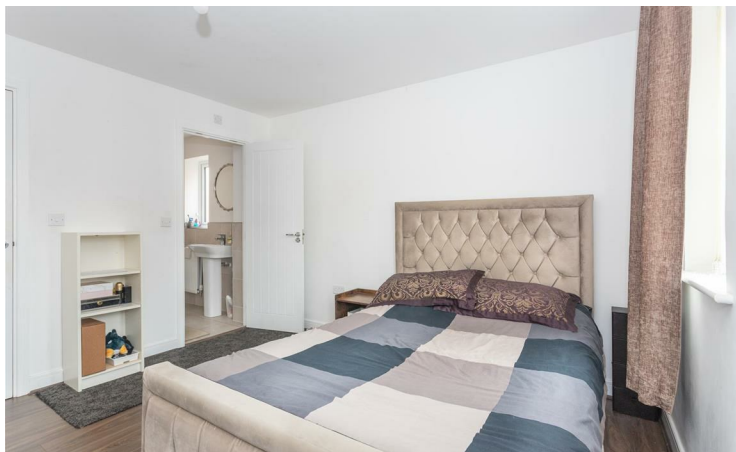
Well-positioned within the area, this home benefits from excellent access to local amenities, schools, parks, and transport links, ensuring easy commutes to nearby towns and



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Upon entering, you are welcomed into a wide hallway, where French doors open into a versatile room at the front of the home. To the rear of the property, a spacious, kitchen/diner, with integrated appliances, and ample worktop space. From here, a utility room provides additional convenience. The ground floor also enjoys a well proportioned lounge, along with double doors leading to the rear gardens. A WC completes the downstairs accommodation.

Upstairs, there are five well-proportioned bedrooms, two of which benefit from en-suite shower rooms. The remaining three bedrooms are served by a family bathroom, which is fitted with a bath and wash basin.

Externally, the property enjoys a private driveway leading to a double garage, alongside a small, low-maintenance lawn at the front. To the rear, a good-sized garden is laid to lawn, complemented by a paved seating area and enclosed by fencing.





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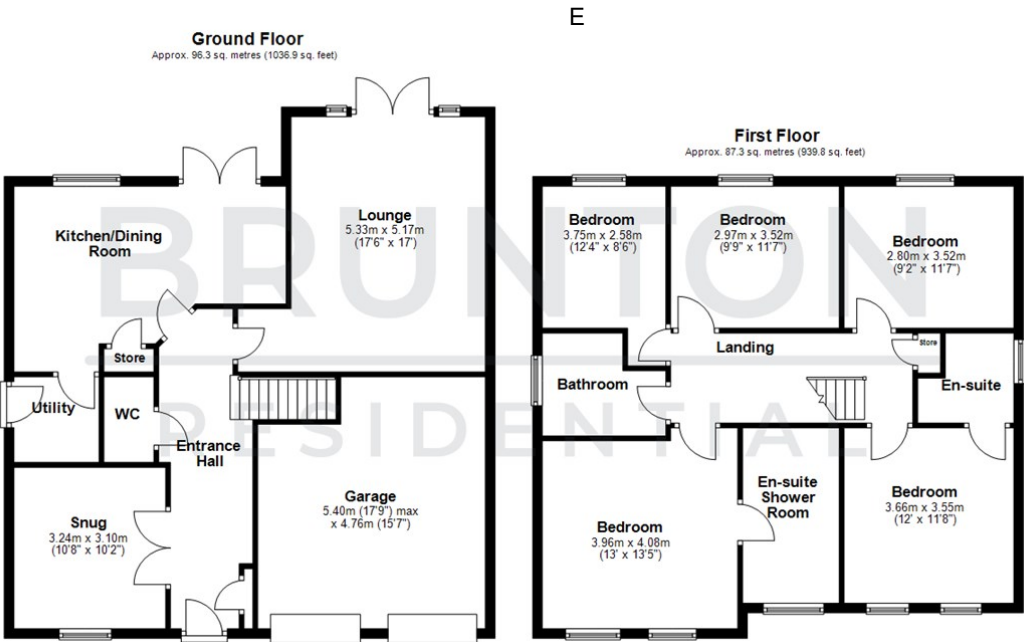
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING :



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		
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	