

# BRUNTON

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## RESIDENTIAL



**KENTON ROAD, GOSFORTH, NE3**

**Offers Over £335,000**

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Beautifully maintained three-bedroom purpose-built apartment occupying a sought-after fourth-floor position within Beechcroft on Kenton Road, offering generous accommodation, impressive views and a private garage.

The apartment provides spacious and well-balanced accommodation throughout, with a large lounge opening into a separate dining room before leading to a west-facing enclosed sun room, all enjoying elevated leafy views across Kenton Road towards Montagu Avenue. The re-fitted kitchen benefits from integrated appliances and a rear door to the fire escape, while the central hallway offers a large storage cupboard and access to three well-proportioned bedrooms, a bathroom and separate WC.

Beechcroft enjoys an enviable position in Gosforth with both easterly and westerly aspects, residents' parking and the 4th floor is serviced by a lift. Excellent access to Gosforth High Street, Metro stations, bus routes and the A1. Combining generous living space with outstanding views and excellent local amenities, this apartment is ideally suited to professionals and downsizers alike.

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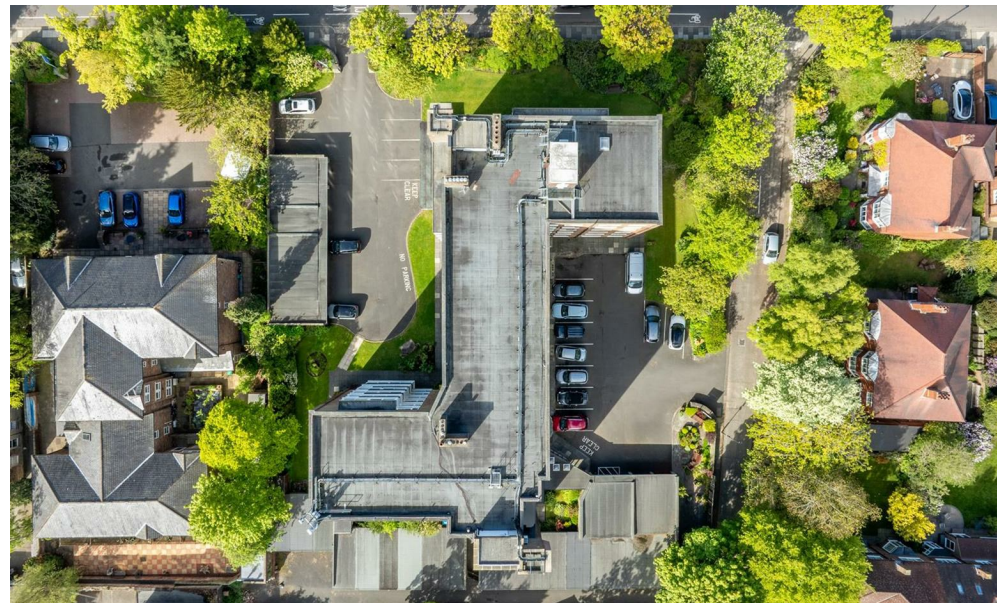
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The internal accommodation comprises: an entrance hall providing access to the principal rooms, including a generous storage cupboard. The well-appointed kitchen has been fitted with a range of light wood-effect wall and base units, contrasting tiled splashbacks, integrated double ovens, a gas hob, ample work surfaces and a rear door leading to the fire escape. The spacious lounge enjoys a feature fireplace and a large picture window framing impressive elevated views across Gosforth. Glazed doors open into the separate dining room, which in turn leads through sliding doors to the west-facing enclosed sun room, creating three well-connected reception spaces.

The reception accommodation offers generous proportions and is ideal for both everyday living and entertaining. The enclosed sun room is filled with natural light and enjoys attractive leafy views, while large windows throughout the apartment enhance the bright and airy feel.

The hall leads to the main bedroom, which benefits from an extensive range of fitted wardrobes. The second double bedroom also features fitted wardrobes together with a fitted vanity unit and wash hand basin, while the third bedroom includes fitted furniture incorporating a desk, shelving and storage. Completing the accommodation is a spacious bathroom fitted with a bath, separate curved shower enclosure, vanity unit with wash hand basin and heated towel rail, together with a separate convenient second WC.

Externally, the apartment occupies an enviable fourth floor position within this well-regarded development, surrounded by beautifully maintained communal gardens. Residents benefit from on-site parking, while the property also includes a private garage. Enjoying attractive easterly and westerly aspects, the apartment offers impressive elevated views across Gosforth, with the west-facing enclosed sun room providing a wonderful place to relax.



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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C

