BRUNTON

RESIDENTIAL

ARLINGTON COURT, KENTON AVENUE, NE3

Offers Over £600,000

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Well-presented four-bedroom period terraced home situated within Arlington Court, Kenton Avenue, Gosforth, forming part of the prestigious Arlington Court development. The property enjoys an attractive setting overlooking delightful communal gardens and represents a superb example of a thoughtfully extended home.

Arlington Court is ideally positioned within Gosforth, offering convenient access to a range of local shops, cafés and amenities, as well as well-regarded schooling. The area benefits from strong transport links into Newcastle City Centre and the wider region, making this an excellent opportunity to acquire a substantial home within a highly desirable residential setting.

The accommodation is arranged over three floors and includes a generous sitting room, an impressive open-plan kitchen, dining and family space, and four bedrooms, two of which benefit from en-suite facilities. The layout provides excellent flexibility for modern family living, complemented by quality internal finishes and well-proportioned rooms throughout. The property further benefits from a private double garage.

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The internal accommodation comprises: Entrance lobby leading into a generous entrance hall, which incorporates a guest cloakroom with WC and a return staircase rising to the first floor. Positioned to the left-hand side of the hallway is a delightful sitting room, enjoying a westerly aspect over the communal gardens and benefitting from bespoke storage fitted into the alcoves, fireplace and decorative coving.

To the rear of the hallway lies an impressive, open-plan kitchen, dining and family space. The dining area features a bespoke fitted bookshelf and doors opening out to the rear courtyard garden, creating an excellent connection between indoor and outdoor living. The kitchen space has been re-fitted to a high standard, offering quality cabinetry and a range of integrated appliances. A further door from the kitchen leads into a rear lobby/boot room, which provides additional practicality and also gives access out onto the rear courtyard garden.

The stairs then lead up to the first floor, where the landing gives access to two well-proportioned double bedrooms and a re-fitted shower room with three piece suite. The principal suite is particularly generous and benefits from a westerly outlook with fitted wardrobes and access to an en-suite bathroom, which is presented to a good standard and leads into a large store cupboard.

The second bedroom is also a comfortable double, stairs then rise to the extended second floor, where there are two further bedrooms. One is a large double featuring a dormer window, while the second is currently arranged as a study/office and benefits from access to an en-suite bathroom. This flexible upper-floor layout makes the property highly suitable for modern family living or those requiring dedicated home working space.

Externally, the property enjoys a private, west facing front garden and an enclosed rear courtyard garden. A significant additional benefit is the private double garage which is positioned on the opposite side of the development, a valuable feature within this central location.

Well presented throughout, early inspections are deemed essential.

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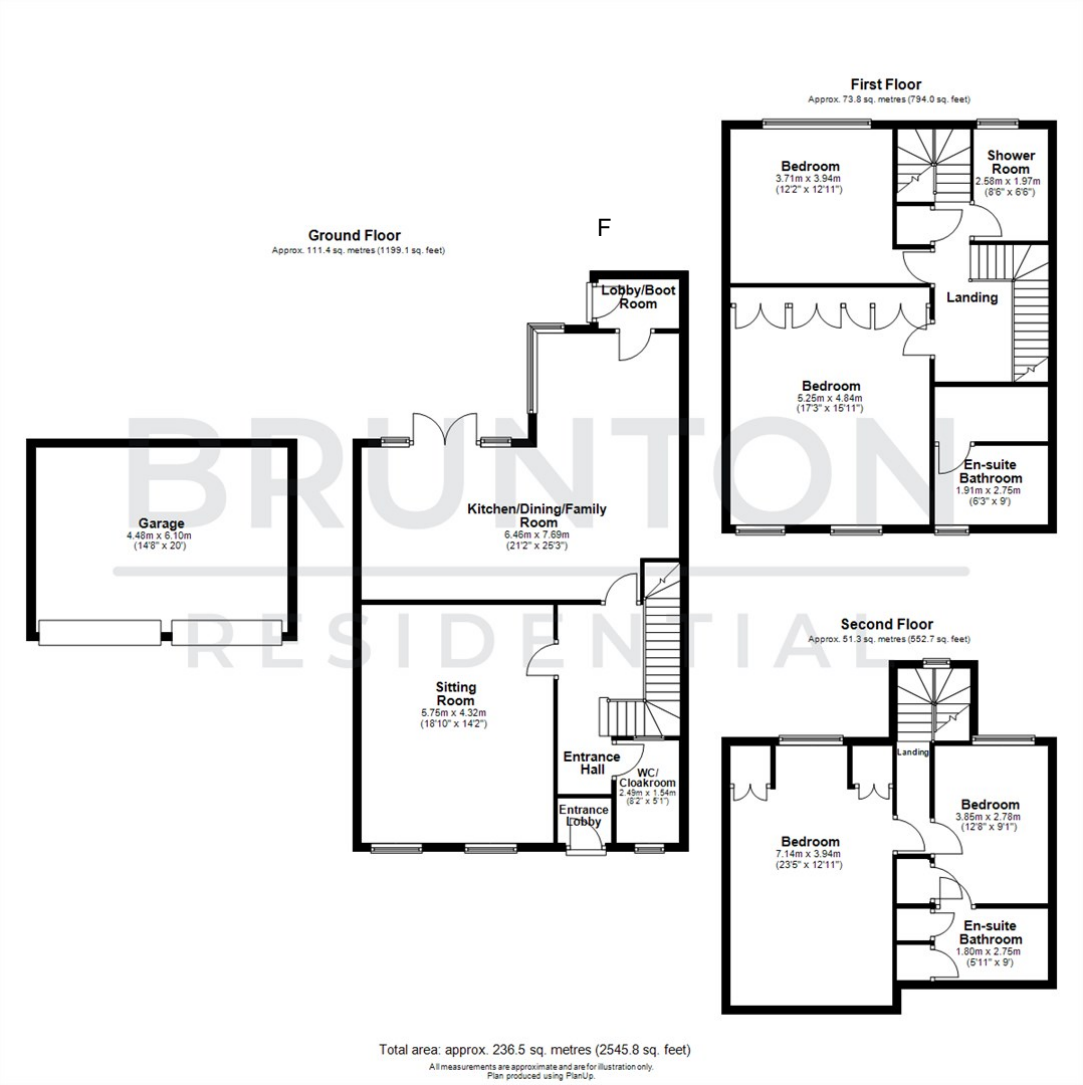
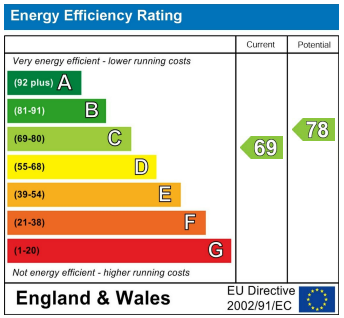
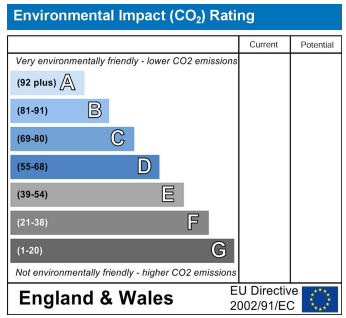
TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C