

**BRUNTON**  
RESIDENTIAL



**THE WYND, KENTON, NEWCASTLE UPON TYNE, NE3**

Offers Over £375,000

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Charming Three Bedroom Semi-Detached Family Home, Boasting in Excess of 1900 Sq Ft with Fantastic Re-Fitted 20ft Open Plan Kitchen/Diner, plus Separate Living Room, Utility Room, Conservatory & Office, Great Re-Fitted Family Bathroom, Three Double Bedrooms, Fantastic South Facing Rear Garden & Separate Garage!

This excellent semi-detached family home is perfectly positioned to the south backing side of the highly desirable The Wynd, Gosforth. The Wynd, which is tucked just off from Kenton Road and Rokeby Drive, is ideally placed to provide direct access to everything central Gosforth has to offer including the countless shops, cafes, restaurants and amenities of Gosforth High Street.

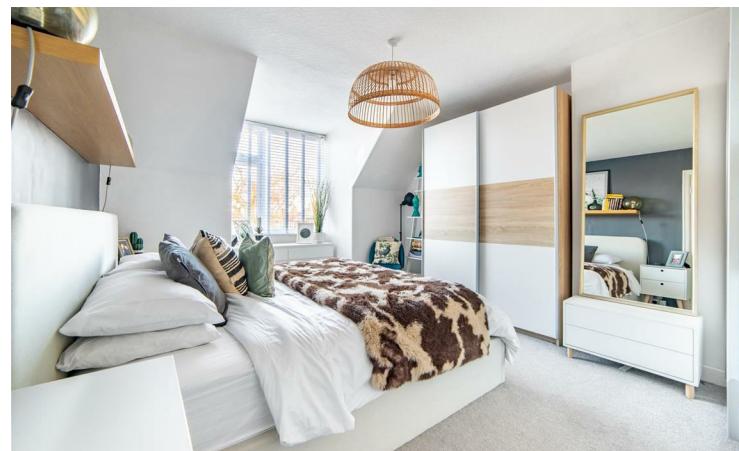
Also located just a short walk away are the shops and amenities of Ashburton Village, as well as Newcastle's Town Moor providing easy access to wonderful, open green space and indeed Newcastle City Centre with its cultural and shopping activities. Excellent road transport links are available on Kenton Road providing direct links into Newcastle City Centre, both The RVI and Freeman Hospitals and both of the city's universities.

The property, which was purchased by the current family in 2017, has since undergone a complete transformation and has been re-modelled throughout. Placed over two floors, this superb family home offers the perfect blend of modern living and period style, benefitting from multiple reception spaces, a remodelled open-plan kitchen-diner and a bright conservatory, creating an ideal setting for both everyday life and entertaining.

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The internal accommodation comprises: a welcoming entrance vestibule that opens into a central hallway that features two convenient storage cupboards and stairs leading to the first floor. To the left, an inviting reception room enjoys a feature fireplace and a walk-in bay window overlooking the front of the property. Adjacent to this, a lounge/family room, also with a feature fireplace, leads to the fantastic remodelled open-plan kitchen-diner and family space, equipped with fitted wall and base units, integrated appliances and a breakfasting bar with seating and tiled splashbacks. From here, French doors open into a bright conservatory, which has tiled flooring and direct access to the rear garden. On this floor, a study/playroom leads to a useful utility area and a convenient ground-floor WC.

The first-floor landing provides access to a well-appointed and re-fitted family bathroom and three good-sized double bedrooms. The principal bedroom to the front of the property also benefits from a walk-in bay window, while bedrooms two and three offer southerly aspects over the garden. The updated family bathroom includes a splendid four-piece suite and a heated towel rail.

Externally, a rear garden is laid mainly to lawn, complemented by a seating area with fenced boundaries, and also provides access to the detached garage. To the front of the property, there is an attractive town garden and a long driveway, offering off-street parking for multiple vehicles.



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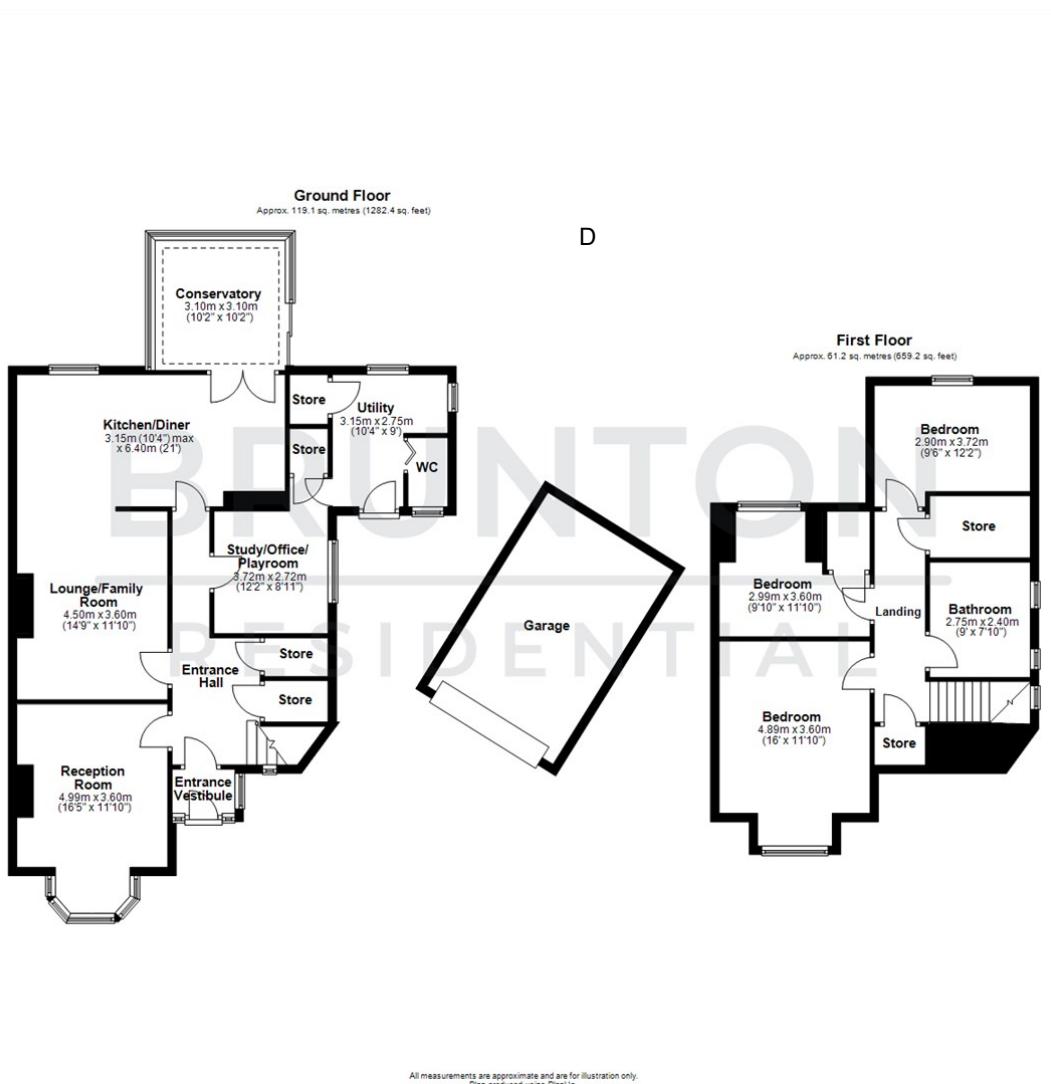
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D



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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		