

# BRUNTON

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RESIDENTIAL



**KENTON LANE, KENTON, NE3**

**Offers Over £385,000**

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Fantastic Detached Family Home Offering Spacious and Versatile Accommodation Ideally Suited to Modern Family Living. Boating in Excess of 2,200Sq ft with a Great 28ft Open Plan Sitting Room plus Kitchen/Breakfast Room & Dining Room, Versatile 19ft Bedroom/Further Reception Room plus Gym/Study, Three Further Double Bedrooms to the First Floor and Great Family Bathroom, with Substantial South Facing Enclosed Rear Garden, Off Street Parking and Garage!

This excellent detached family home is perfectly positioned to the south backing side of Kenton Lane, Kenton. Kenton Lane, just off from Kenton Road, deally placed to provide direct access to everything central Gosforth has to offer including the countless shops, cafes, restaurants and amenities of Gosforth High Street.

The ground floor features a full-width lounge/diner overlooking the rear garden, a fitted kitchen with access to the garage, and a separate dining room with a walk-in bay window. The extended section of the home offers further versatility with an additional reception room or fourth bedroom, adjoining gym or office space, and a ground floor wet room. To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and garden views, together with a family bathroom fitted with a four-piece suite. The property further benefits from off-street parking, a garage and an enclosed rear garden.

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.

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The internal accommodation comprises: a central entrance lobby which leads through to the main hallway. From here, there is access to the staircase rising to the first floor, together with entry into the principal ground floor rooms including the open-plan lounge/diner, kitchen, separate dining room, and an additional bedroom/reception room with adjoining gym space. Positioned to the rear of the property, the lounge/diner spans the full width of the house and enjoys a superb outlook across the south-facing rear garden, creating a wonderful connection between indoor and outdoor living. From the lounge/diner there is access to the kitchen, which is fitted with a range of wall and base units, tiled flooring, and a doorway leading to the garage. The kitchen flows through to a separate dining room at the front of the property, featuring a walk-in bay window and tiled flooring. To the left of the hallway lies the extended ground floor accommodation, comprising a further reception room or fourth bedroom enjoying a delightful dual aspect over the rear garden. This versatile space continues into an additional room at the front of the extension, currently utilised as a gym but equally suitable as a home office or study. A ground floor wet room completes the downstairs layout, incorporating a three-piece suite with fully tiled walls and tiled flooring.

To the first floor, a split-level landing is filled with natural light courtesy of a large window on the eastern elevation. This level provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is positioned to the rear and benefits from views across the south-facing garden along with fitted wardrobes. The second bedroom, also to the rear, features a walk-in wardrobe and additional fitted storage, while the third bedroom to the front enjoys a charming walk-in bay window. The family bathroom is fitted with a four-piece suite and finished with tiled walls and flooring.

Externally, the property benefits from a generous driveway to the front providing off-street parking for several vehicles, together with access to a carport leading through to the garage at the rear. The south-facing rear garden offers mature hedged boundaries, a raised decking area providing ample seating space, and a lawned garden with some areas laid with artificial turf.



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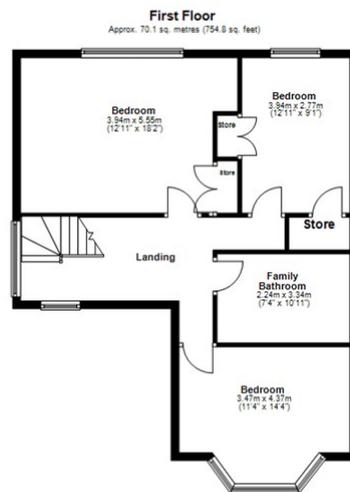
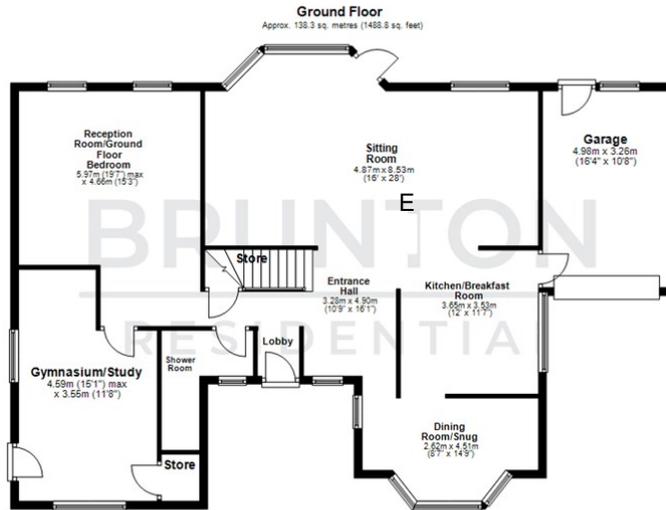
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	77
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	