





- Set Over Three Floors
- Semi Detached
- Ground Floor WC/Utility
- En Suite
- Three Bedrooms
- South Facing Rear Garden
- No Onward Chain
- Sought After Location
- Freehold
- Council Tax Band *C*





** Video Tour on our YouTube Channel | <https://youtu.be/I7y8qkpVRBA> **

Welcome to Red Kite Drive in the charming Kenton Bank Foot area. This delightful house, 'The Braxton', by Taylor Wimpey, offers a perfect blend of comfort and style, ideal for those seeking a new home in a vibrant community. This property boasts three bedrooms offering versatility and space for a growing family or those in need of a home office or playroom

Located in the sought-after Woolsington Grange development, this home is surrounded by a growing community and offers easy access to various amenities, including shops and a supermarket at Kingston Park. The Metro is within easy reach and you can also enjoy leisurely walks or bike rides through several pedestrian/cycle routes through the development to the wider area.

Internally the property briefly comprises to the ground floor: - entrance hallway, bright and airy lounge, and kitchen/dining room with a range of fitted units, integrated oven and hob and double doors opening to the South-facing garden, creating a seamless indoor-outdoor entertaining space. There is also a handy utility and ground floor WC. To the first floor there are two good-sized bedrooms and a modern family bathroom WC with a shower over the bath. The top floor bedroom comes with the added luxury of an en suite shower room, providing a peaceful retreat within your own home.

Externally there is parking for two vehicles to the side of the property and there is a garden to the rear with a patio area and lawn.

Don't miss out on the opportunity to make this house your home. For more information please call our Gosforth team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.





Lounge 13'8" x 10'5" (4.19 x 3.19)

Kitchen Dining Room 13'11" x 11'3" (4.25 x 3.43)

Bedroom One 10'3" x 21'9" (3.13 x 6.64)

Bedroom Two 13'11" x 9'3" (4.25 x 2.82)

Bedroom Three 11'9" x 7'0" (3.60 x 2.14)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

The difference between house and home

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