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Broadfield Meadows

Kenton Bank Foot, NE13 8BD

STUNNING FIVE BEDROOM DETACHED HOME - DOUBLE GARAGE & DRIVEWAY - FANTASTIC GARDENS
Brunton Residential are delighted to offer this outstanding Taylor Wimpy Lavenham, located on Broadfield Meadows in the newly developed Kenton Bank Hall estate next to Bank Foot Metro station. This imposing detached home is in a perfect condition throughout and is positioned on a desirable South/West facing plot.

Offers Over £485,000

104 Broadfield Meadows

Kenton Bank Foot, NE13 8BD



The owners of this superb home have committed considerable expense in improving this property to offer a luxury standard of living with a much improved layout. The ground floor has been adapted to offer an open plan theme which comprises of a snug/living room along with a completely open plan, hallway, kitchen & lounge area. The upgraded kitchen has a range of wall and floor units with coordinated work surfaces and some fitted appliances, the lounge area is off ample size and offers French door access to the rear garden, a utility room is positioned to the front of the kitchen. The first-floor landing offers access to the impressive master bedroom with an en-suite bathroom and built-in wardrobes, of the remaining four bedrooms, there is an additional large double bedroom with second en-suite, another three generously sized double bedrooms and finally a family bathroom comes tiled with a shower over bath. Externally there are lawned gardens to the front with pathway access to the property while a double driveway offers off street parking and access to the double garage. The rear garden is orientated to the South West, it is laid mainly to lawn with paved areas and fenced boundaries.

ON THE GROUND FLOOR

Hallway

Lounge

10'5" x 10'1" (3.17m x 3.07m)

Open Plan Kitchen / Dining / Living Room

17'7" x 32'9" (5.37m x 9.99m)

Utility

5'4" x 5'8" (1.62m x 1.72m)

WC

5'4" x 3'0" (1.62m x 0.92m)

Garage

Bedroom

8'9" x 12'4" (2.66m x 3.76m)

En-suite

11'7" x 4'3" (3.54m x 1.29m)

Bedroom

12'3" x 9'6" (3.74m x 2.90m)

En-suite

5'5" x 6'5" (1.66m x 1.95m)

Bedroom

8'11" x 11'0" (2.73m x 3.35m)

Bedroom

9'3" x 11'5" (2.83m x 3.48m)

Bedroom

11'9" x 12'8" (3.59m x 3.85m)

Bathroom

6'6" x 9'6" (1.97m x 2.90m)

Disclaimer



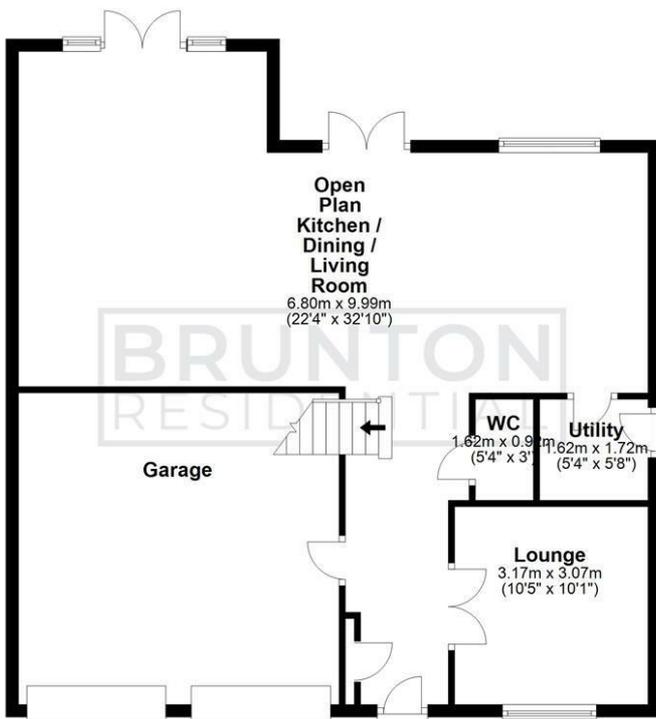
- DETACHED HOME
- OPEN PLAN
- FIVE BEDROOMS
- DOUBLE GARAGE
- DOUBLE DRIVEWAY
- SOUTH/WEST REAR GARDEN



Floor Plan

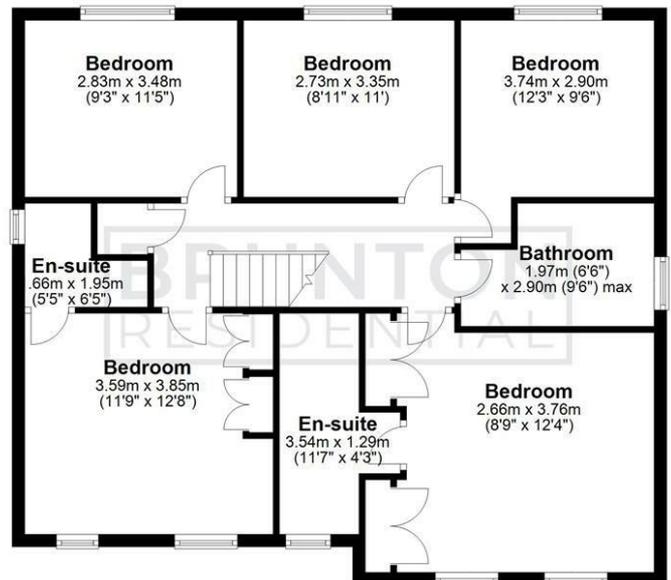
Ground Floor

Approx. 91.6 sq. metres (986.1 sq. feet)



First Floor

Approx. 70.0 sq. metres (754.0 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		85	93				