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FOXFIELD CLOSE, KENTON BANK FOOT, NE13

Offers Over £450,000

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Brunton Residential are pleased to present this impressive extended detached house, situated in Foxfield Close, Kenton Bank Foot.

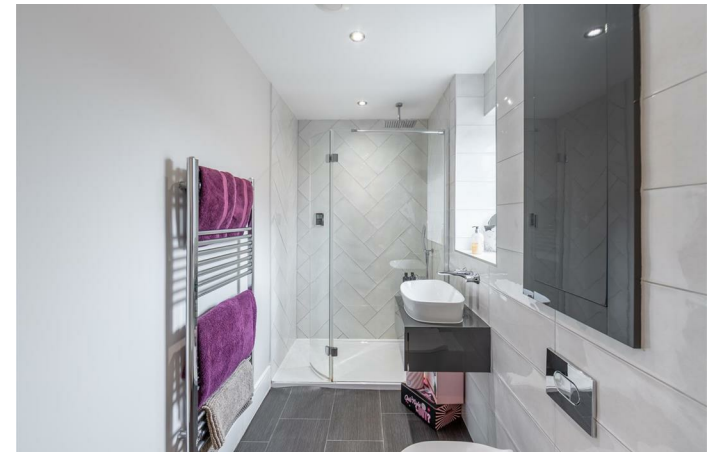
This home offers four well-proportioned bedrooms, with the principal benefitting from an en-suite shower room and fitted sliding door wardrobes. Two additional bedrooms also feature fitted wardrobes, providing ample storage space.

The property features a spacious open-plan kitchen/diner, a utility room, a convenient WC, and an integral garage, offering off-street parking or additional storage.

Located in the desirable and well-connected area of Kenton Bank Foot, this property benefits from a range of local amenities, schools, and parks. Excellent transport links provide easy access to Newcastle city centre and surrounding areas.

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Situated on the sought after Foxfield Close on a substantial corner plot is this stunning family home, upon entering, you are welcomed into a hallway, where stairs ascend to the first-floor landing. A door provides access to the integral garage.

To the right, at the front of the property, is a good-sized lounge with a front aspect window. The hallway also offers access to a WC, a storage unit, and an open-plan kitchen/diner. The kitchen is modern and well-equipped, featuring a range of floor and wall units, integrated appliances, and Bi-fold doors open onto the rear garden, allowing for plenty of natural light.

From the kitchen, a door leads into a utility room, which provides additional worktop space, floor and base units, a sink, and space for further appliances. This room also has doors leading to the side of the property and into the garage. Additionally, there is access to a versatile room currently used as a home office, with French doors opening onto the garden.

Externally, the front of the property benefits from a double driveway leading to the garage, providing off-street parking. To the rear, there is an enclosed lawned garden with a paved seating area.

Tenure

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



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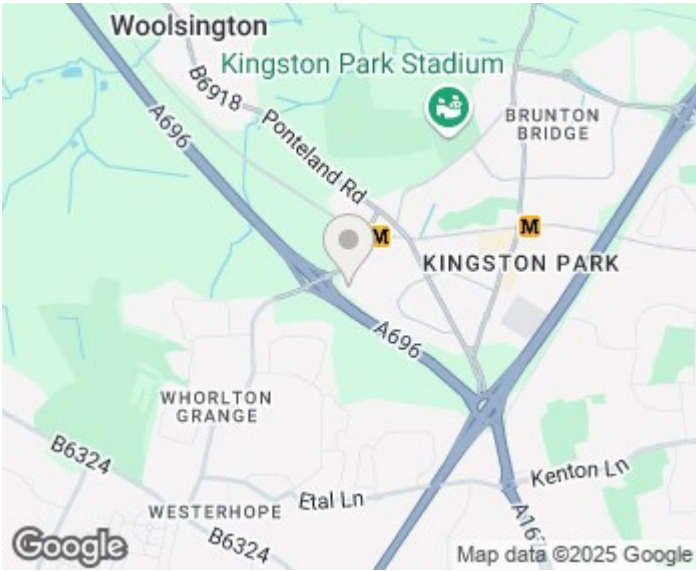
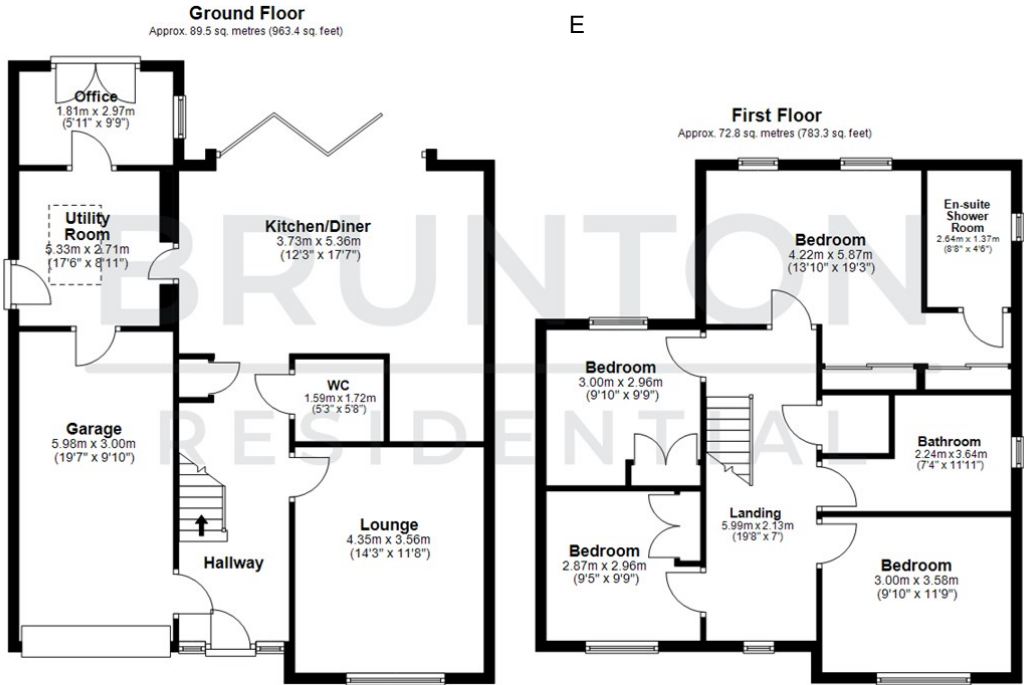
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle upon Tyne
CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		