

BRUNTON

RESIDENTIAL



ULDALE COURT, KINGSTON PARK, NE3

Offers Over £300,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL

Charming Detached Home with Three Well-Proportioned Bedrooms, Inviting Reception Room, Modern Bathroom, Conservatory Overlooking a Large Rear Garden, Fitted Wardrobes, Integral Garage & Parking for Multiple Vehicles.

This well-presented property offers a range of features, including an integral garage for secure parking, plus space for up to two additional vehicles on the drive. Inside, the home includes three bedrooms with fitted wardrobes for practical storage, a light-filled conservatory at the rear, and a spacious rear lawned garden — perfect for outdoor enjoyment.

Located in the popular residential area of Kingston Park, the property benefits from easy access to a range of local amenities, schools, parks, and excellent transport links to Newcastle and beyond.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation briefly comprises: Entrance vestibule with a large front aspect window and wood-effect flooring, leading into an inner hallway with stairs to the first floor, continuation of the wood-effect flooring, and access to a modern, fully tiled ground floor WC.

From the hallway, there is access to a spacious lounge positioned at the front of the property, featuring a bay window. At the end of the hallway, you enter a generous kitchen/diner which spans the full width of the property. This well-proportioned space provides ample room for a dining table, tiled flooring throughout, and sliding doors that lead into a conservatory at the rear.

The kitchen itself is fitted with a range of wall and base units, granite worktop surfaces, integrated appliances including oven, hob and extractor fan, and a rear-facing window overlooking the garden. From the kitchen, there is access into a separate utility room, offering further wood worktop counter space, additional cupboards, a sink, and space for appliances. The utility also provides internal access to the garage and an external door leading out to the rear garden.

To the first floor, the landing gives access to three well-proportioned bedrooms, two of which benefit from fitted wardrobes. A contemporary family shower room completes this level, comprising a walk-in shower, wash basin, and WC. There is also access to the loft which is partially boarded for extra storage.

Externally, to the front, the property offers off-street parking for up to two vehicles and access to the integral garage. To the rear, there is a large, enclosed garden, mainly laid to lawn with a paved seating area, well-stocked borders, and fenced boundaries, offering a pleasant and private outdoor space.



BRUNTON

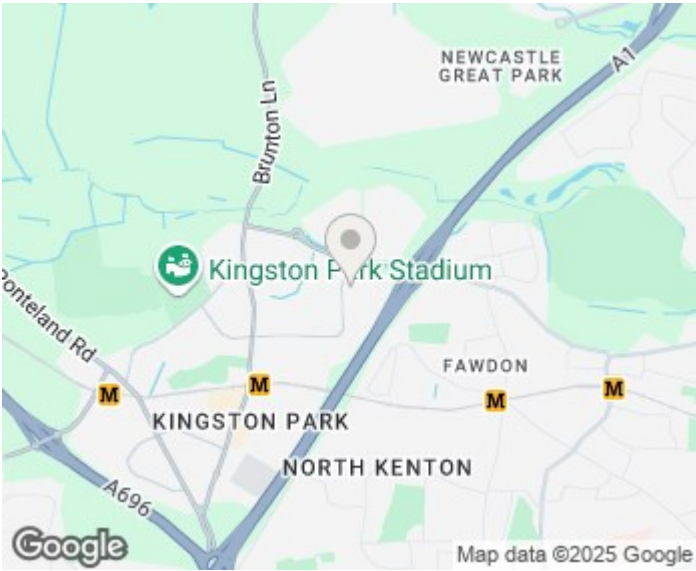
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



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 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	