

**BRUNTON**  
RESIDENTIAL



**ELSTREE COURT, KENTON BANK FOOT, NE3**

**£229,950**

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Well-presented three-bedroom semi-detached home positioned within the popular Elstree Court area of Kenton Bank Foot, offering well-balanced accommodation arranged over two floors and ideally suited to modern family living.

The property comprises a welcoming entrance hall, a bright living room, and a spacious kitchen-diner with direct access to the rear garden. The first floor provides two well-proportioned double bedrooms and a third smaller bedroom, ideal as a home office or playroom, all served by a well-appointed family bathroom.

Elstree Court is located within a sought-after residential area of Newcastle Upon Tyne, close to a range of local shops, amenities and everyday services. The area benefits from good transport links, including road and bus routes, providing convenient access to Newcastle city centre and surrounding areas, making it ideal for families and professionals alike.

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The internal accommodation comprises: an entrance hall with stairs leading to the first floor. To the right, double doors provide access to a bright and welcoming living room, featuring a large window with aspects over the front of the property. This, in turn, leads through to the kitchen-diner that enjoys a range of fitted wall and base units, as well as integrated appliances. There is ample space for a dining table, and wooden flooring continues throughout. a door and windows to the rear garden allow plenty of natural light to flood the space.

To the first floor, a landing provides access to two well-proportioned double bedrooms and a smaller third bedroom, ideal as an office or playroom. All bedrooms enjoy built-in storage and windows overlooking the front or rear of the property. A well-appointed family bathroom serves this floor and completes the accommodation,, with a P-shaped bath with a shower over, a WC, hand-wash basin and a heated towel rail.

Externally, the home enjoys a front lawn and a driveway providing off-street parking for two vehicles. To the rear, a lawned garden with paved patio seating areas is enclosed with timber fencing, providing the ideal space for family living and entertainment.



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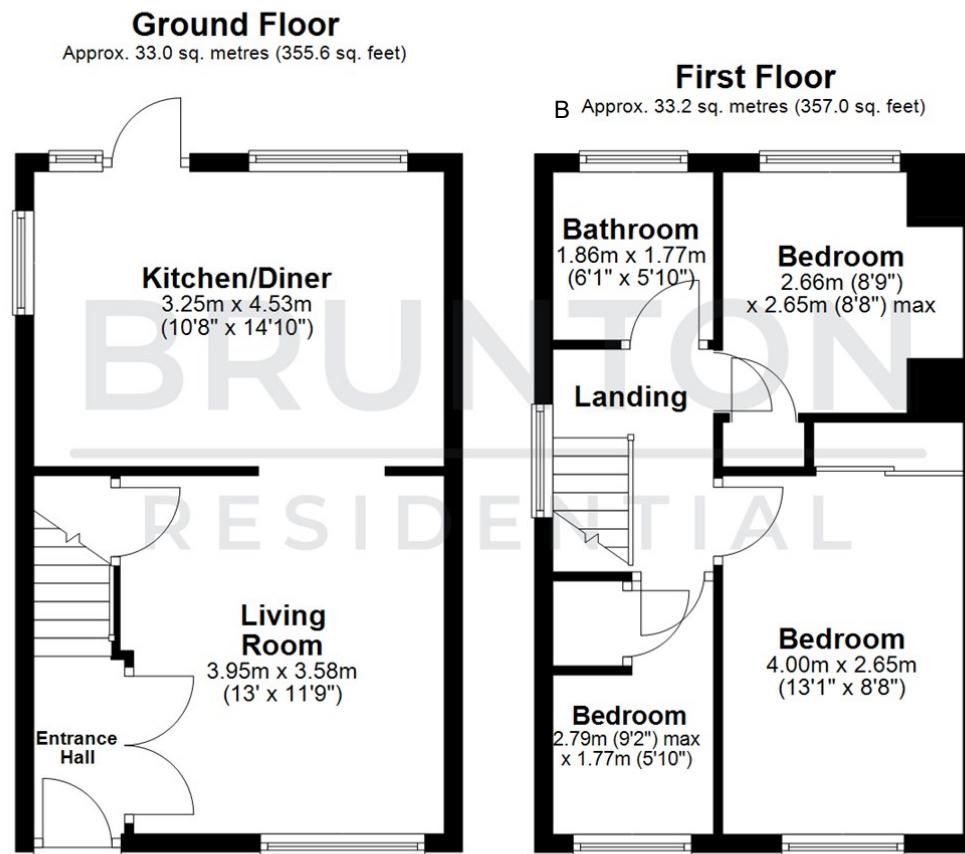
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TENURE : Freehold

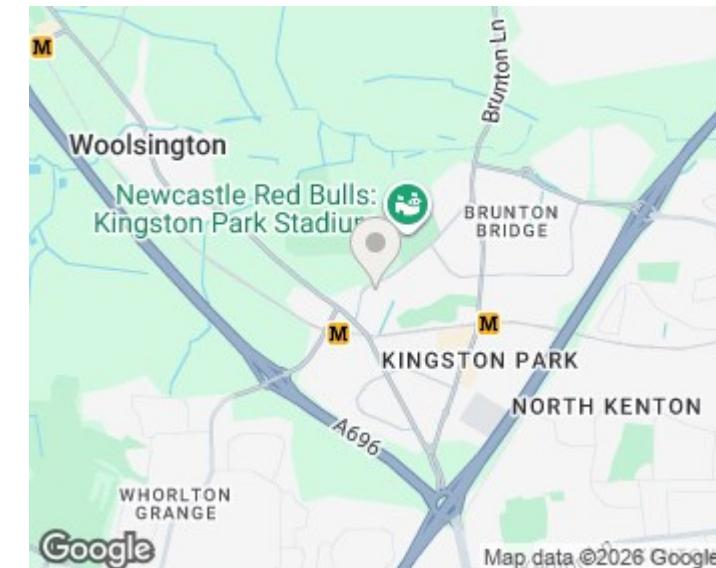
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D



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) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		