



Foxfield Close Kenton Bank Foot

This fabulous home has an exceptional open plan layout with bi-folding doors to the landscaped garden. The front door opens to an impressive reception hallway and the comfortable lounge. There is a stylish modern dining kitchen showcasing a magnificent fitted kitchen which opens to the dining area and family room, both of which lead to the garden. Also on the ground floor is a convenient utility room with access to the garage and a ground floor WC. Stairs lead to the first floor landing and the generous master bedroom with a lovely en-suite shower room. There is a high quality family bathroom and a further three sizeable bedrooms. Externally the property occupies an excellent plot with a sunny aspect and ample parking on the driveway leading to the garage. The landscaped rear garden is laid to lawn with planted borders, raised beds, a patio area and summer house ideal for entertaining. Kenton Bank foot has excellent local schools, shops, restaurants and great transport links including a metro station and Newcastle International airport is a short drive away.

Offers In Excess Of: £400,000

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Foxfield Close

Kenton Bank Foot

The Accommodation Comprises:

ENTRANCE HALL: The property is accessed via a light and airy entrance hall with double glazed windows and door to the front, a partially vaulted ceiling, vinyl flooring and a radiator.

LOUNGE 9'11 x 13'3 (3.02m x 4.04m) This comfortable room has a double glazed window to the front, carpet and a radiator.

OPEN PLAN DINING/KITCHEN/FAMILY ROOM:-

DINING KITCHEN 16'11 x 11'3 plus recess (5.16m x 3.43m) A contemporary modern kitchen with high gloss wall and base units, contrasting surfaces, splashbacks and a sink unit inset. There is a gas hob with cooker hood above, a double oven/microwave with warming drawer and an integrated dishwasher and fridge freezer. The dining kitchen has French doors leading onto the patio, spotlights, a storage cupboard, vinyl flooring, radiator and opens to the family room.

FAMILY ROOM 11'6 x 16'11 (3.51m x 5.16m) This stunning room has double glazed bi-folding doors to the garden, a double glazed window to the side, vinyl flooring and a radiator.

UTILITY ROOM 4'9 x 6'1 (1.49m x 1.85m) This useful room has a base unit with sink inset, space for a washing machine, spotlights, an extractor fan, vinyl flooring, door to the garage and WC.

GROUND FLOOR W/C: This generous room has a push button WC, a wash hand basin, contemporary part tiled walls, a double glazed window to the side, spotlights, extractor fan, vinyl flooring and a radiator.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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LANDING: Stairs lead to a carpeted landing with a double glazed window to the front, a radiator and substantial storage cupboard housing the boiler.

MASTER BEDROOM 11'11 x 13'2 inc wardrobes (3.63m x 4.01m) This luxurious room benefits from stylish fitted wardrobes, a double glazed window to the front, carpet and a radiator.

EN-SUITE SHOWER ROOM: This beautiful room has a double shower enclosure, a wash hand basin inset to a feature vanity unit, push button WC, a storage cupboard, part tiled walls, vinyl flooring, spotlights, towel rail, an extractor fan and a double glazed window to the side.

BEDROOM TWO 14'4 max into recess x 9'1 max into recess (4.37m x 2.77m) This carpeted room has a double glazed window to the rear and a radiator.

BEDROOM THREE 10'4 max into recess x 11'4 max into recess (3.15m x 3.45m) This fabulous room has a double glazed window to the front, carpet and a radiator.

FAMILY BATHROOM: A stylish bathroom comprising of a panelled bath with shower over, a push button WC, wash hand basin inset to feature vanity unit, part tiled walls, vinyl flooring, spotlights, towel rail and an extractor fan.

BEDROOM FOUR 7'4 x 12'10 max into recess (2.24m x 3.91m) This room is currently being used as a dressing room and has a double glazed window to the rear, carpet and a radiator.

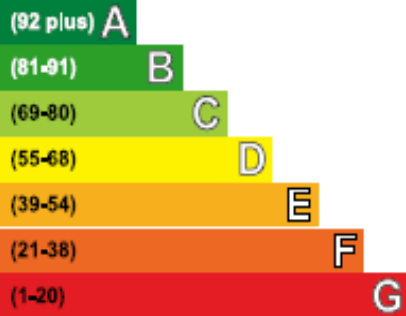
GARAGE: 20' x 10'4 (6.07m x 3.15m) There is a garage with lighting, power and an up and over door to the front.

EXTERNALLY: There is a front garden laid to lawn with a planted border and a block paved driveway leading to the garage. The rear garden is beautifully maintained and benefits from a generous lawn raised beds and planted borders, substantial patio areas and a summerhouse.



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
85	93



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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