

# BRUNTON

---

## RESIDENTIAL



**KENTON LANE, KENTON, NE3**

**Offers Over £285,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Semi-Detached Family Home with Wonderful South Facing Gardens, Boasting Close to 1,300 Sq ft & Offering a Great Re-Fitted Kitchen, Two Reception Rooms, Three Good Sized Bedrooms, Re-Fitted Bathroom, Private Enclosed Landscaped Rear Gardens plus Off Street Parking & Garage!

This excellent semi detached family home is perfectly positioned to the south backing side of Kenton Lane, Kenton. Kenton Lane, just off from Kenton Road, is ideally placed to provide direct access to everything central Gosforth has to offer including the countless shops, cafes, restaurants and amenities of Gosforth High Street.

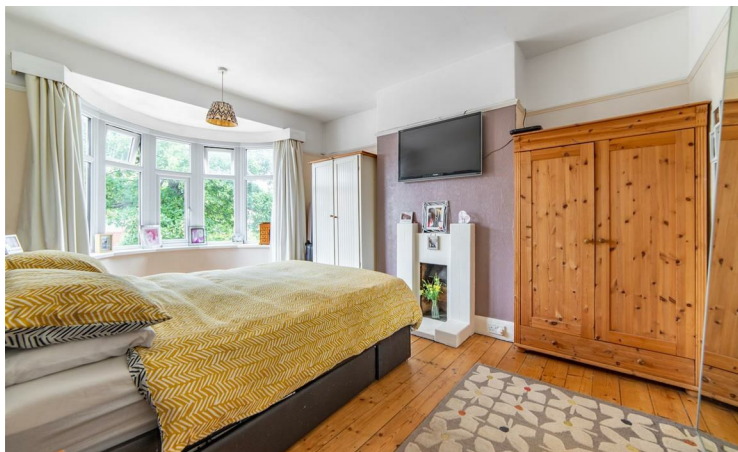
Combining attractive period-style features, including bay windows, with practical family living spaces and a generous south-facing rear garden. The property also offers two separate reception rooms, a well-appointed kitchen, three good-sized bedrooms and a generous family bathroom, together with off-street parking and an attached garage. A particular advantage is the property's future potential, with scope, subject to the necessary permissions, to extend to the rear or into the loft space to create additional living accommodation or a further bedroom.

Also located just a short walk away are the shops and amenities of Ashburton Village, as well as Newcastle's Town Moor providing easy access to wonderful, open green space and indeed Newcastle City Centre with its cultural and shopping activities. Excellent road transport links are available on Kenton Lane providing direct links into Newcastle City Centre, both The RVI and Freeman Hospitals and both of the city's universities.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hall with stairs rising to the first-floor landing. Positioned to the left are two separate reception rooms. The front-facing dining room benefits from an attractive walk-in bay window, whilst the spacious lounge is positioned to the rear and features a further walk-in bay window together with access directly onto the rear garden, creating a bright and comfortable reception space.

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units, complementary wooden-effect work surfaces and integrated appliances. There is also useful side access, providing a practical connection between the kitchen, the garden and the attached garage. The garage is positioned to the side of the property and provides useful additional storage and parking.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a particularly generous room and benefits from an attractive walk-in bay window, creating a bright and spacious principal bedroom. The remaining two bedrooms provide comfortable accommodation and flexibility for family members, guests or those working from home. The family bathroom is well presented and fitted with a bath, wash hand basin and WC.

Externally, the property benefits from off-street parking to the front, together with the attached garage. To the rear is a particularly attractive south-facing garden, comprising a generous lawn and paved patio areas, providing excellent space for outdoor dining, entertaining and family use. The garden is well established and offers a good degree of privacy.



# BRUNTON

## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D

