

# BRUNTON

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## RESIDENTIAL



**CONDOR GROVE, KENTON BANK FOOT, NE13**  
Offers Over £230,000

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Immaculate two-bedroom semi-detached Ashenford home, constructed by Taylor Wimpey and situated on Condor Grove in the popular Kenton Bank Foot development, presented to an exceptional show-home standard throughout.

The property is arranged over two floors and offers a modern open-plan kitchen, lounge, and dining area with French doors opening onto the rear garden, along with a useful utility/storage space and ground floor WC. The upper floor hosts two well proportioned double bedrooms served by a fully tiled family bathroom. Externally, the property benefits from driveway parking and a private rear garden.

Located within the sought-after Kenton Bank Foot area, the property enjoys convenient access to a range of local shops, schools, and everyday amenities. Excellent road and public transport links provide straightforward access to Newcastle city centre and surrounding areas.

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The internal accommodation comprises: an entrance vestibule providing access to the main ground floor areas. To the right-hand side is a useful utility/storage space, positioned behind double doors, while to the left is a convenient ground-floor WC.

A door from the vestibule leads through into an open plan kitchen, lounge, and dining area, creating a modern and sociable living space. The kitchen is fitted with a range of contemporary wall and base units and flows seamlessly into the living and dining areas, with French doors opening directly onto the rear garden, allowing for excellent natural light.

Stairs lead up to the first floor landing, which provides access to two well proportioned double bedrooms. Positioned between the bedrooms is a fully tiled family bathroom comprising a bath with shower over, WC, and wash hand basin.

Externally, the property benefits from driveway parking to the front, while to the rear there is a lovely private garden providing space for outdoor seating.



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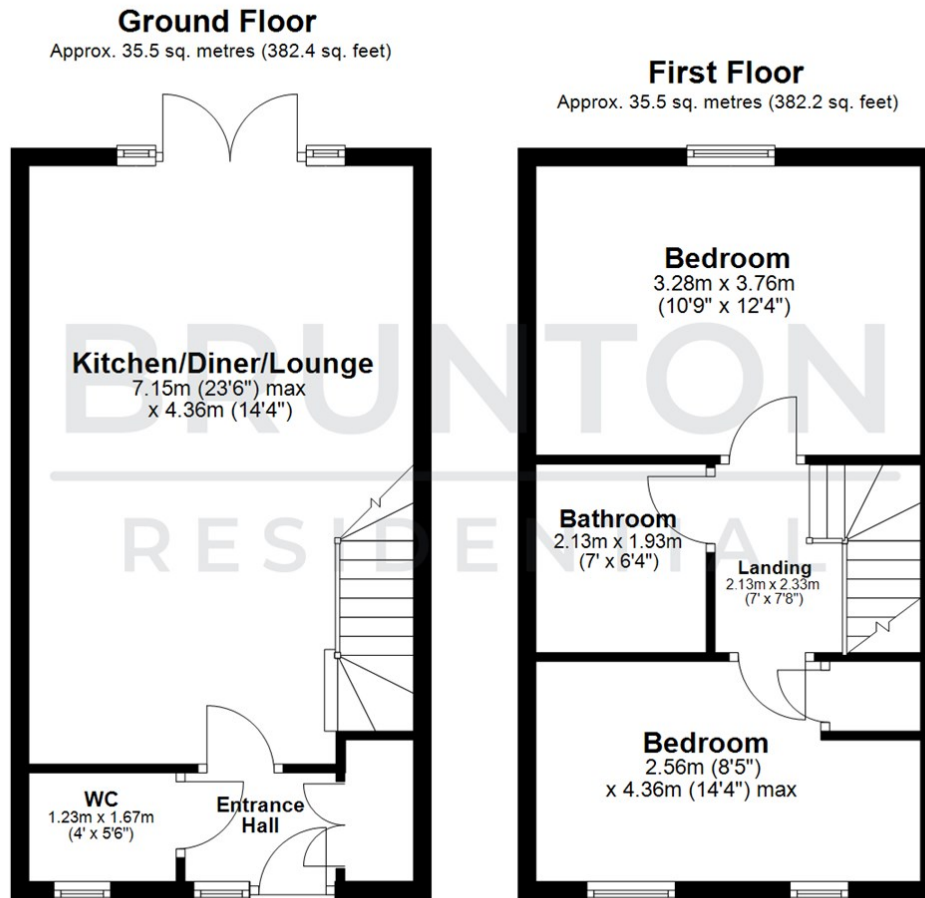
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TENURE : Freehold

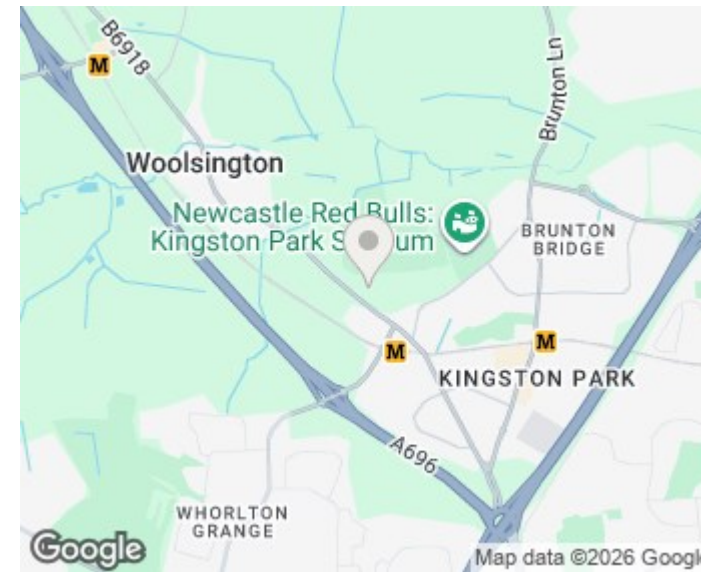
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



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			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			