

BRUNTON

RESIDENTIAL



EDINBURGH COURT, KINGSTON PARK, NE3

Offers Over £275,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well presented and extended four bedroom semi detached house located within a quiet cul-de-sac on Edinburgh Court, Newcastle Upon Tyne.

The property offers a spacious and reconfigured layout, featuring an extended kitchen and dining area that creates an excellent space for modern family living. Further accommodation includes a lounge, fitted utility room, and ground-floor WC. There are four bedrooms, including a main bedroom with an en suite shower room, along with a family bathroom. Externally, the property benefits from a west facing rear garden with decked seating areas and a double driveway providing off road parking.

Situated within the popular Kingston Park area, the property enjoys excellent access to a wide range of local amenities, including shops, supermarkets, restaurants, leisure facilities, and well-regarded schools. Kingston Park Retail Centre is within easy reach, while nearby public transport links, including the Metro network, provide convenient access to Newcastle city centre and surrounding areas. The A1 is easily accessible for commuting throughout the region, and Newcastle International Airport is only a short distance away. The location is particularly well-suited to families and professionals seeking a well-connected residential setting with everyday amenities close at hand.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance porch leading into the forward facing lounge, a bright and comfortable reception space featuring a decorative fireplace and stairs leading up to the first floor.

To the rear, the property opens into an impressive kitchen and dining area, which has been extended and reconfigured to create a spacious layout for modern family living. The dining area benefits from useful understairs storage, ample space for a large table, and wide sliding doors opening directly onto the rear garden. The kitchen has been updated with a range of contemporary shaker style wall and base units, generous work surfaces, recessed lighting, a range style cooker, and extensive storage throughout. Positioned off the kitchen is a fitted utility room with matching units, additional worktop space, and plumbing for appliances, together with a convenient WC.

The first floor landing gives access to four bedrooms and the family bathroom. The main bedroom forms part of the double-storey extension and offers fitted wardrobes along with a stylish en suite shower room. The remaining three bedrooms are all well proportioned and offer flexibility for family living, guest accommodation, or home working. Completing the first floor is the modern family bathroom fitted with a white suite and a shower over the bath.

Externally, the property is approached via a double block paved driveway providing off road parking and access to the remaining garage storage area. To the rear, the west facing garden has been improved with a decked seating area, gravelled sections, lawn, raised planting beds, and useful storage sheds, creating an attractive space for relaxing and entertaining.



BRUNTON

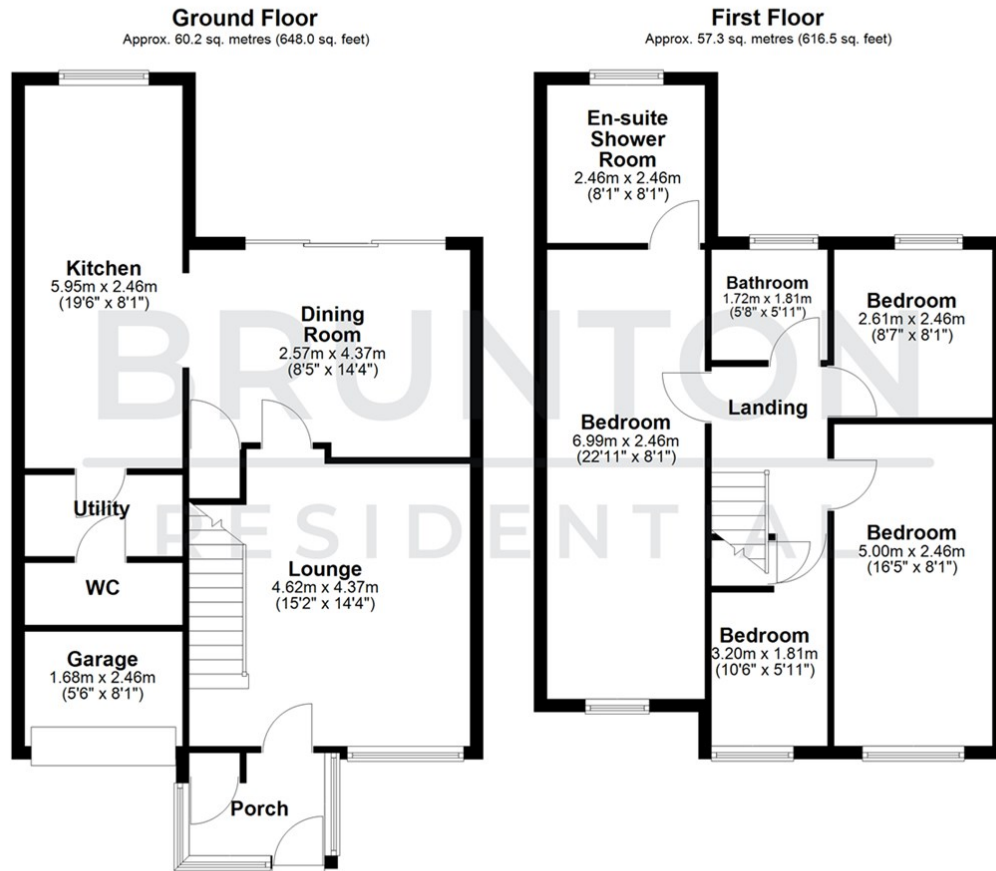
RESIDENTIAL

TENURE : Freehold

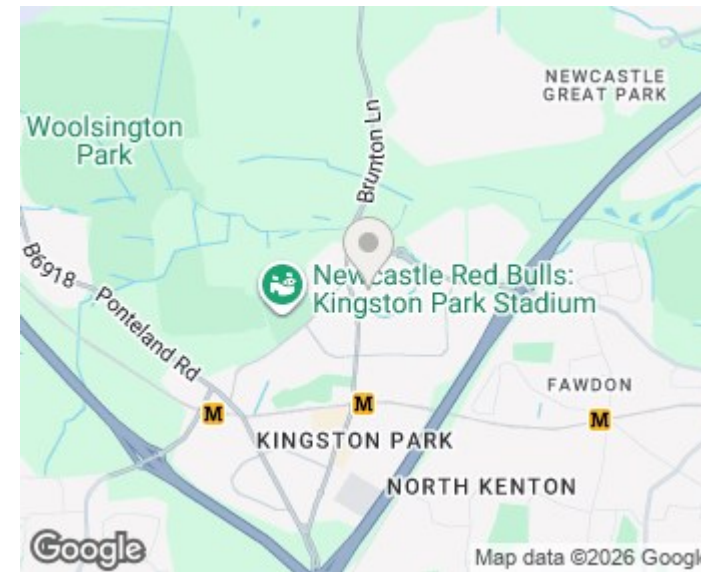
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 117.5 sq. metres (1264.5 sq. feet)



Energy Efficiency Rating	
	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	
Current: 68	Potential: 86
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current: D	Potential: A
EU Directive 2002/91/EC	