BRUNTON

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PENSFORD COURT, NEWCASTLE UPON TYNE

£350,000

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Substantial four-bedroom detached family home, occupying an impressive double plot at the end of a quiet cul-de-sac in Kingston Park, with generous and versatile reception space, four double bedrooms, two shower/bathroom facilities, extensive wraparound gardens, a double garage and parking for approximately four vehicles.

Offering generous accommodation across two floors, the property features a spacious dual-aspect lounge, separate dining room, extended L-shaped kitchen and an additional sitting area with direct access to the south-facing garden. All four bedrooms are doubles, including a particularly spacious principal bedroom with fitted wardrobes and an en-suite bathroom. The extensive plot, attractive gardens and flexible living space make this an appealing family home with plenty of potential.

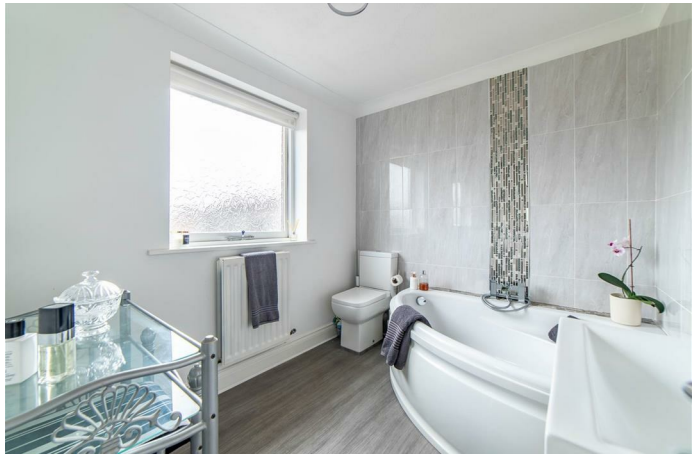
Kingston Park is a popular residential area to the north-west of Newcastle upon Tyne, offering a range of local amenities, shops and everyday conveniences. The area benefits from convenient access to Newcastle city centre and surrounding areas, with nearby road links and Metro connections providing options for commuting and travel further afield.

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The internal accommodation comprises: a front entrance leading into an entrance lobby, which provides a transition through internal doors into the main hallway and benefits from a substantial cloakroom storage cupboard. The hallway gives access to a conveniently positioned downstairs shower room, fitted with a large walk-in shower, WC and wash hand basin, along with the principal reception rooms on either side.

To the right is the generous dual-aspect lounge, featuring windows to one end and French doors to the other, allowing plenty of natural light into the space. A large fireplace provides an attractive focal point, while there is also sufficient room towards the rear of the room for a dining table. An internal door connects the lounge directly to the kitchen. To the left of the hallway is the separate dining room, currently used as a home gym, but can be used for other purposes and is a flexible space.

A further doorway connects this room to the extended L-shaped kitchen, which incorporates a dedicated dining area, with the kitchen fitted within the remaining space. The extension also provides an additional sitting area, with French doors opening directly onto the rear garden, creating a versatile space for relaxing and entertaining. A secure internal door from this area provides access to the double garage.

Stairs rise from the entrance hallway to the first-floor landing, which provides access to all four bedrooms and the family shower room, as well as a useful storage cupboard. The principal bedroom is a particularly good-sized double, benefiting from dual-aspect windows, substantial fitted wardrobes along one wall and its own en-suite bathroom. Bedrooms two, three and four are also all double-sized rooms, offering comfortable accommodation for family members, guests or those requiring additional home-working space. The family shower room is fitted with a substantial walk-in shower, WC and wash hand basin.

Externally, the property occupies an impressive double plot, with gardens extending around the full perimeter of the house. These include a lovely south-facing lawned area positioned outside the kitchen and lounge French doors, together with areas for bedding plants, a vegetable patch, mature shrubs and established planting around the boundaries. To the front is a substantial driveway providing parking for approximately four vehicles, in addition to the double garage.





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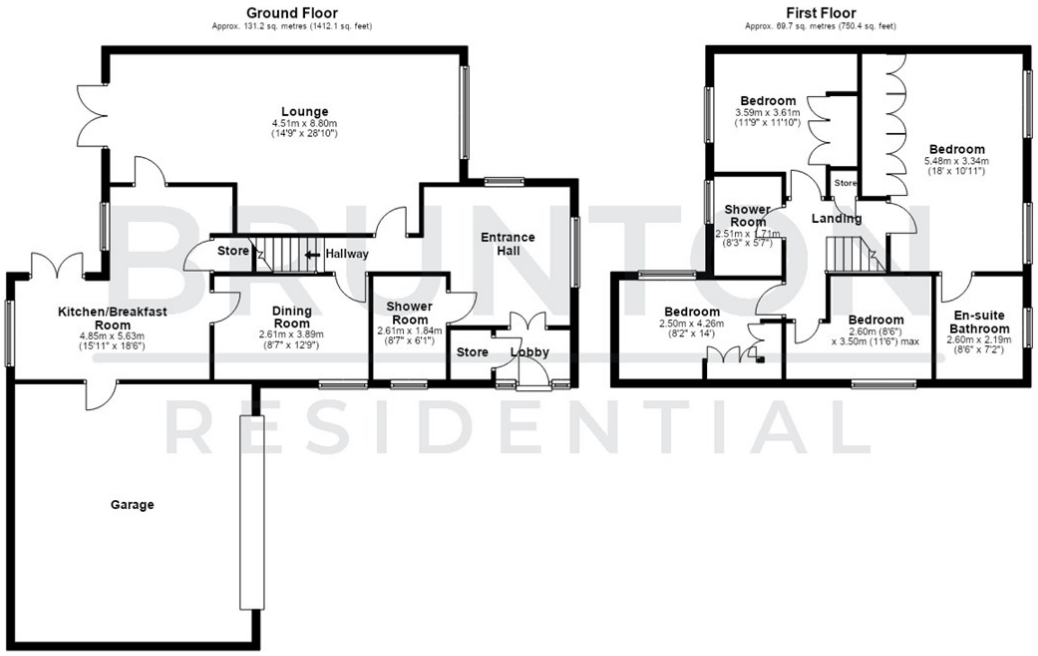
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 200.9 sq. metres (2162.5 sq. feet)



