

BRUNTON

RESIDENTIAL



EDEN PARK COURT, KENTON BANK FOOT, NE13

Offers Over £345,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Attractive four-bedroom detached home on Eden Park Court in Kenton Bank Foot, Newcastle Upon Tyne, occupying a desirable corner plot with open views towards the park and fields. Built by Taylor Wimpey to the Midford design, the property offers spacious and well-presented accommodation.

The home combines contemporary interiors with a practical layout, including a generous open-plan kitchen and dining area that opens onto the south-facing garden. The versatile summer house, currently used as a bar and home office, provides valuable additional space, while the driveway and detached garage offer convenient parking and storage.

Situated in Kenton Bank Foot, the property enjoys a residential setting with convenient access to local shops, schools and everyday amenities. Newcastle city centre, the A1 and Newcastle International Airport are also accessible by road, making the location practical for commuting and travel.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: An entrance hallway, with the staircase rising to the first floor. To the left is the spacious lounge, featuring a front-facing window and a contemporary finish. Continuing along the hallway, there is a convenient ground-floor WC and useful understairs storage.

The hallway leads through to the impressive kitchen/dining area, which spans the width of the property and provides a bright, sociable space for everyday living and entertaining. The modern kitchen is fitted with sleek cabinetry, contrasting work surfaces and integrated appliances, with ample space for dining. French doors open directly onto the south-facing rear garden, creating a natural connection between the indoor and outdoor spaces. The kitchen also provides access to a separate utility area.

To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom, which is fitted with a bath and shower over.

Externally, the property occupies a particularly attractive corner plot, with a wider-than-average garden and open views towards the park and fields to the front. A driveway to the side provides off-street parking and access to the detached garage. The south-facing rear garden has been designed for both relaxation and entertaining, featuring a lawn, paved patio and decking area. A substantial summer house provides a versatile additional space, currently arranged as a bar and home office, with electricity and lighting.



BRUNTON

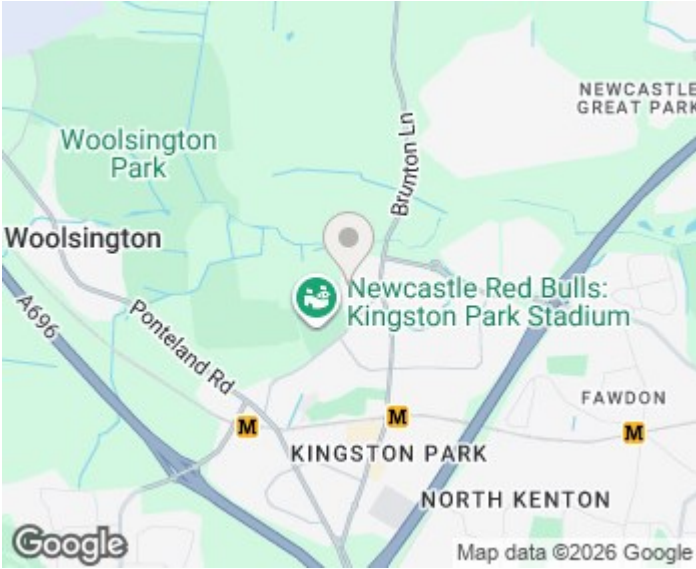
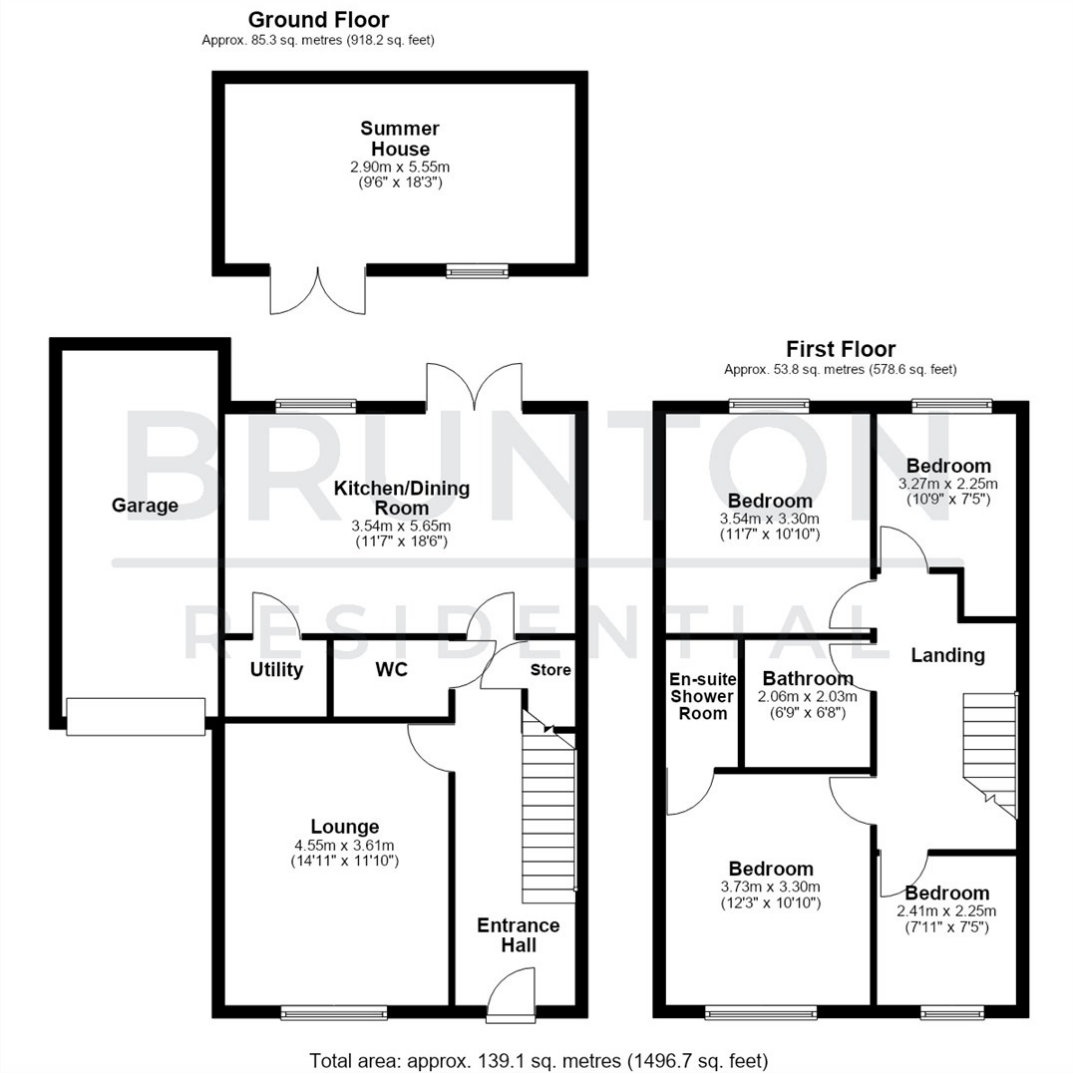
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	