

# BRUNTON

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## RESIDENTIAL



**BEAMINSTER WAY, NEWCASTLE UPON TYNE, NE3**

**Offers Over £220,000**



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Well-presented two-bedroom detached bungalow on Beaminster Way in Kingston Park, Newcastle Upon Tyne, occupying a lovely plot towards the top of a cul-de-sac and offering a private, low-maintenance setting.

The property combines well-proportioned accommodation with a number of attractive features, including two double bedrooms, a generous lounge, a stylish fitted breakfast kitchen and a bright additional sunroom. The master bedroom benefits from extensive fitted storage, while the four-piece bathroom provides both a bath and separate shower. Outside, the property has been thoughtfully landscaped with attractive, easy-to-maintain gardens, together with a driveway and garage.

The property is situated within Kingston Park, a popular residential area to the north-west of Newcastle Upon Tyne. The surrounding area provides access to a range of local shops, schools and everyday amenities, with further retail and leisure facilities available nearby. The location also offers convenient road links towards Newcastle city centre, the A1 and Newcastle International Airport, making the property well placed for both local and wider travel.



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The internal accommodation comprises: a welcoming entrance hallway with doors leading to the principal rooms. Positioned immediately to either side of the hallway are two well-proportioned double bedrooms, with the master bedroom benefiting from an extensive range of fitted wardrobes. The bedrooms are both nicely presented, with generous windows providing good levels of natural light.

Beyond the master bedroom is the lounge, a comfortable reception room with a large front-aspect window overlooking the front garden. Further along the hallway is the four-piece family bathroom, which is fitted with a bath, separate walk-in shower cubicle, WC and wash hand basin. The bathroom is well presented with tiled walls and flooring, providing a practical and attractive space.

At the end of the hallway is the fully fitted breakfast kitchen, which features a range of contemporary white wall, drawer and base units, complemented by wooden work surfaces and integrated appliances. There is ample preparation and storage space, together with room for a small breakfast table. The kitchen also benefits from a rear door providing access to the sunroom. The sunroom is a particularly useful additional reception space, enjoying extensive glazing and French doors opening directly onto the rear garden.

Externally, the property occupies a pleasant and fully enclosed plot positioned towards the top of a cul-de-sac. The front garden has been thoughtfully landscaped with artificial grass and established planting, creating an attractive and low-maintenance approach. A driveway provides off-street parking and leads to the garage. To the rear is a private enclosed garden, predominantly laid with decking and paved areas, with established planting and direct access from the sunroom.





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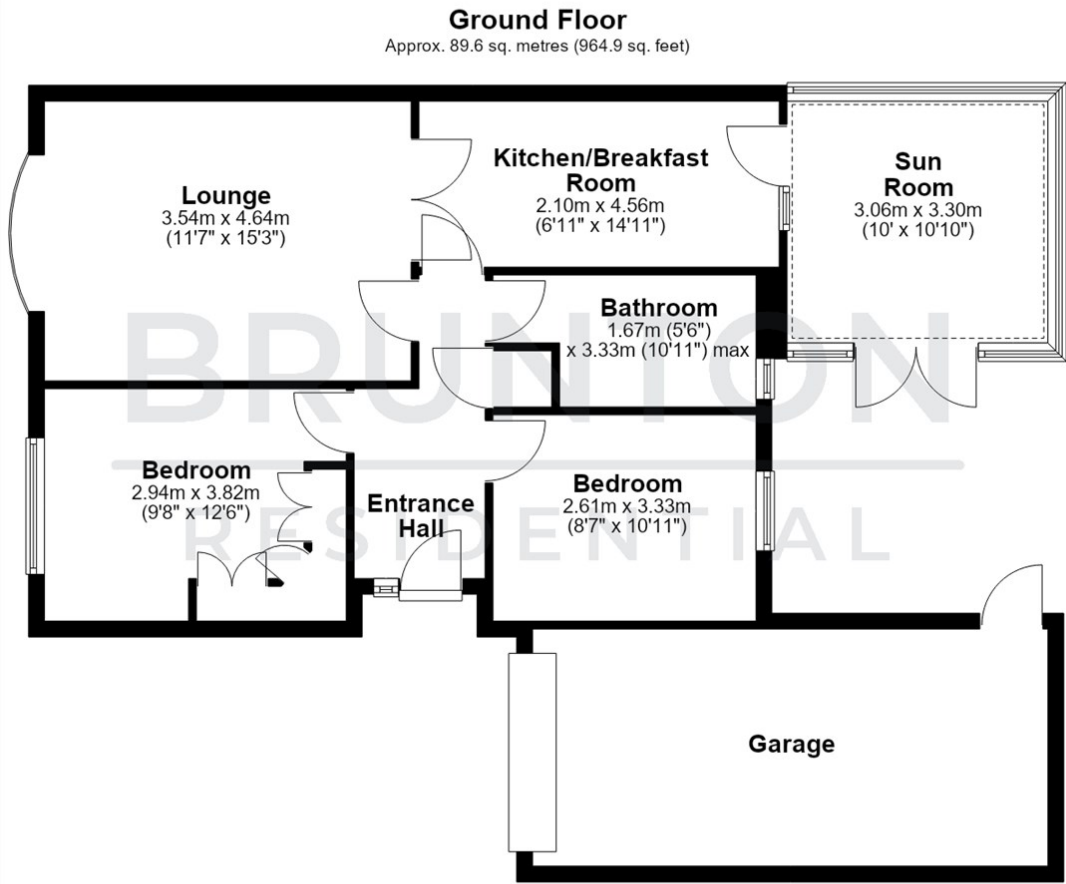
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TENURE : Freehold

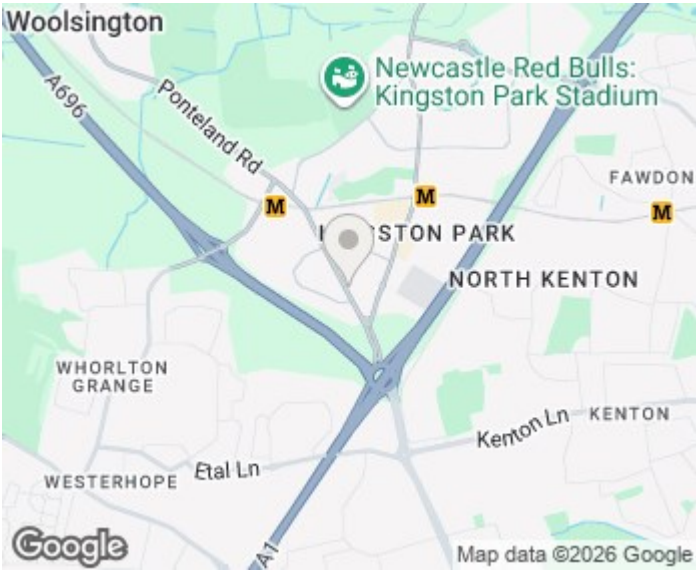
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 89.6 sq. metres (964.9 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |