

**BRUNTON**  
RESIDENTIAL



**ULDALE COURT, KINGSTON PARK, NE3**

Offers Over £300,000

# BRUNTON

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## RESIDENTIAL





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Well-presented four-bedroom semi-detached property, occupying a generous corner plot within a quiet cul-de-sac position at Uldale Court, Newcastle upon Tyne. The property offers spacious and flexible accommodation, ideal for modern family living, with the added benefit of thoughtful extensions and a private residential setting.

The ground floor provides excellent living and entertaining space, including a full-depth lounge-diner and an extended breakfast kitchen with views over the rear garden, alongside a utility area, ground-floor WC, and internal access to an extended garage. To the first floor, the layout has been reworked to create four genuine double bedrooms, including a principal bedroom with en-suite shower room, complemented by a well-appointed family bathroom with a four-piece suite. Externally, the property enjoys a well-maintained and private rear garden, while the corner plot position provides valuable side access, offering scope for future driveway extension or further development, subject to the necessary consents.

Uldale Court is well located for access to local shops and amenities, schooling for all age groups, and transport links, with convenient routes into Newcastle city centre and the wider Tyne and Wear region.

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The internal accommodation comprises: a multi-vehicle driveway to the front and a useful entrance porch, which opens into an inner hallway providing access to the staircase and benefiting from practical storage beneath the stairs. To the left is the main lounge, while straight ahead is the breakfast kitchen, which has been extended into the former utility space to create a larger and more functional kitchen with pleasant views over the rear garden.

Adjoining the kitchen is the dining room, which opens seamlessly into the lounge to form a full-depth lounge-diner, offering a highly flexible space ideal for both everyday living and entertaining. The ground floor further benefits from a separate utility area, a convenient ground-floor WC, and internal access to the garage, which has been extended and is slightly wider than average, providing excellent storage or workshop potential.

As part of the extension works, the first floor has been thoughtfully reconfigured to provide four genuine double bedrooms. The principal bedroom benefits from an en-suite shower room, while the family bathroom is fitted with a four-piece suite, including a bath, a separate standalone shower, a WC, and a washbasin. Externally, the rear garden is well maintained and enjoys a good degree of privacy. The corner plot also provides useful side access, offering potential for future driveway extension or further development, subject to the necessary consents.



# BRUNTON

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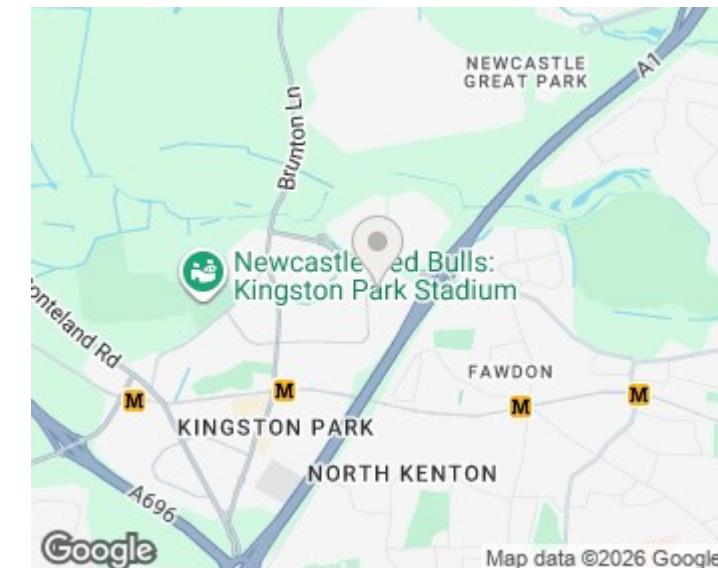
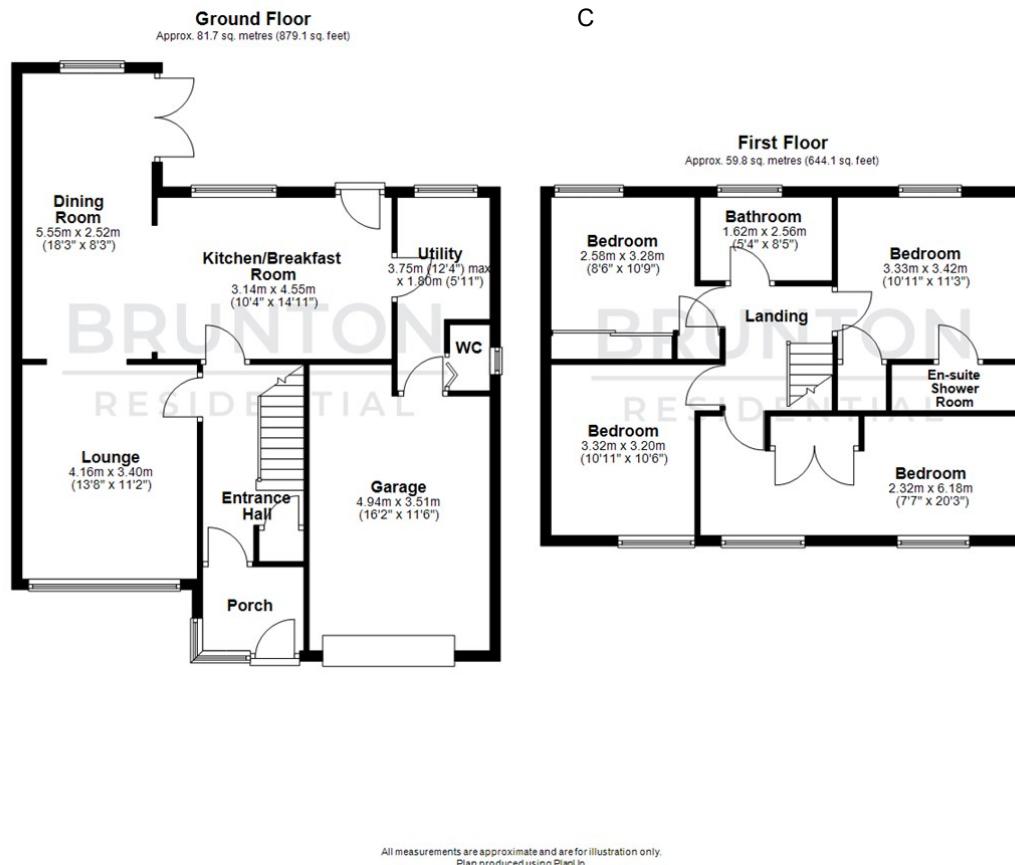
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		
	Current	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		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		