

BRUNTON

RESIDENTIAL



YEADON COURT, KINGSTON PARK, NEWCASTLE UPON TYNE

Offers Over £300,000

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DETACHED HOME - FANTASTIC GARDENS - CORNER PLOT

Brunton residential are delighted to offer this detached home located on Yeadon Court in Kingston Park. This home is positioned in the corner of a quiet cul-de-sac, it has a driveway with garage and is not overlooked.

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Kingston Park is a highly popular area, well known for its vast shopping facilities, excellent schooling, local metro station and major road links.

Accommodation briefly comprises; entrance hallway, a large lounge with bay window to the front. The lounge is open plan to large family kitchen area, it has a range of spaces including a formal dining space with French doors over the rear gardens, a relaxing area and a food preparation area. The kitchen offers a range of modern wall and floor units with coordinated work surfaces, there is access to a garage which offers a further utility space.

The first floor consists of a master bedroom with bay window to the front, a second bedroom which is of similar size and a third bedroom which would make for a great nursery or office. The bathroom has been recently fitted to offer a stunning walk in shower facility with fitted units and tiled walls.

Externally there is a fantastic South West facing garden to the rear, as the property sits on a corner plot, the gardens are extra wide, they are laid mainly to lawn with a large paved area with planted borders and fenced boundaries. To the front is an extra wide driveway which leads to an integral garage.



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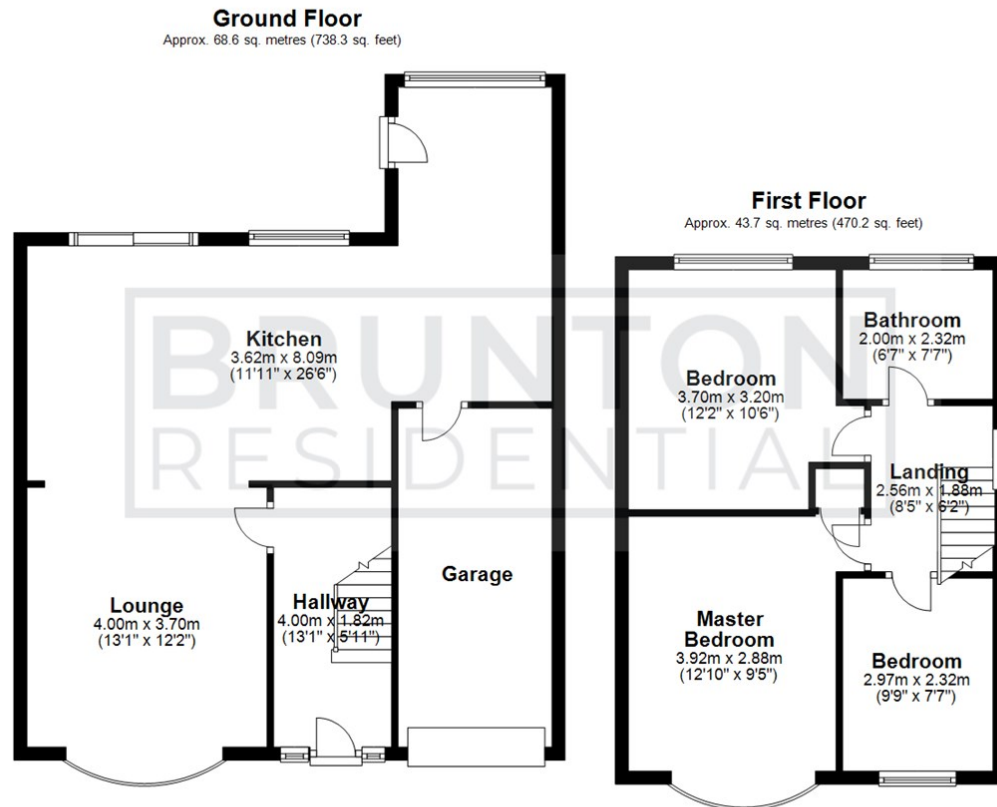
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



| 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 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 | | |