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FOXFIELD CLOSE, KENTON BANK FOOT, NE13

Fixed Asking Price £196,000

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Beautifully presented three-bedroom semi-detached home on Foxfield Close, offering a stylish open-plan layout, excellent natural light and a generous corner plot. The property has been thoughtfully maintained throughout, creating a polished home with strong everyday appeal.

The open-plan kitchen, dining and living space provides an excellent setting for both day-to-day living and entertaining, with bifold doors opening onto the enclosed rear garden. A contemporary fitted kitchen with integrated appliances complements the generous living area, while three well-proportioned bedrooms, including a main bedroom with fitted wardrobes, and two bathroom facilities provide a practical arrangement for modern family life. Externally, the property benefits from a low-maintenance enclosed garden and driveway parking.

Foxfield Close is situated within the established residential setting of Kenton Bank Foot, within Kingston Park, providing a useful range of shops and everyday amenities nearby. Kingston Park Primary School and Callerton Academy are among the schools within easy reach, while Bank Foot Metro provides convenient connections towards Newcastle city centre and Newcastle International Airport. The A1 is also readily accessible for road connections across the region. With its well-connected setting, generous living space and carefully presented interiors, this is a particularly appealing home for families and buyers looking for a well-appointed property within easy reach of Newcastle.

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The internal accommodation comprises: entrance hall with wood-effect flooring, a contemporary WC, and stairs leading up to the first floor. The WC is finished with attractive wall tiling, including a herringbone feature to one wall, with a wall-mounted wash basin, chrome fittings and wood-effect flooring.

The open plan kitchen, dining and living room offers generous proportions, with wood-effect flooring continuing throughout and the staircase and under-stairs storage forming part of the space. The modern fitted kitchen is finished with sleek light units, contrasting work surfaces and integrated appliances, including an integrated fridge-freezer, built-in double oven and gas hob, with recessed lighting adding to the clean finish. The dining and living areas connect naturally, with the bifold doors opening onto the rear garden and allowing plenty of natural light into the room, with views over the garden.

Stairs lead to the first floor landing, which provides access to three bedrooms, the family bathroom and useful storage. The main bedroom is a well-proportioned double with fitted wardrobes and a large window, while the second bedroom is also a comfortable double. The third bedroom is currently arranged as a nursery and offers flexibility for a range of uses. The contemporary family bathroom is finished with large format wall tiling and features a bath with shower fittings, wall-mounted wash basin and WC.

Externally, the property occupies a corner position with a generous block paved frontage providing ample off-road parking, alongside lawned and planted areas. The enclosed rear garden is well maintained and features a substantial lawn, paved seating area, timber fencing and a useful garden store, creating a practical outdoor space for relaxing and entertaining. The property is beautifully presented throughout, with carefully considered finishes, generous living accommodation and excellent natural light.



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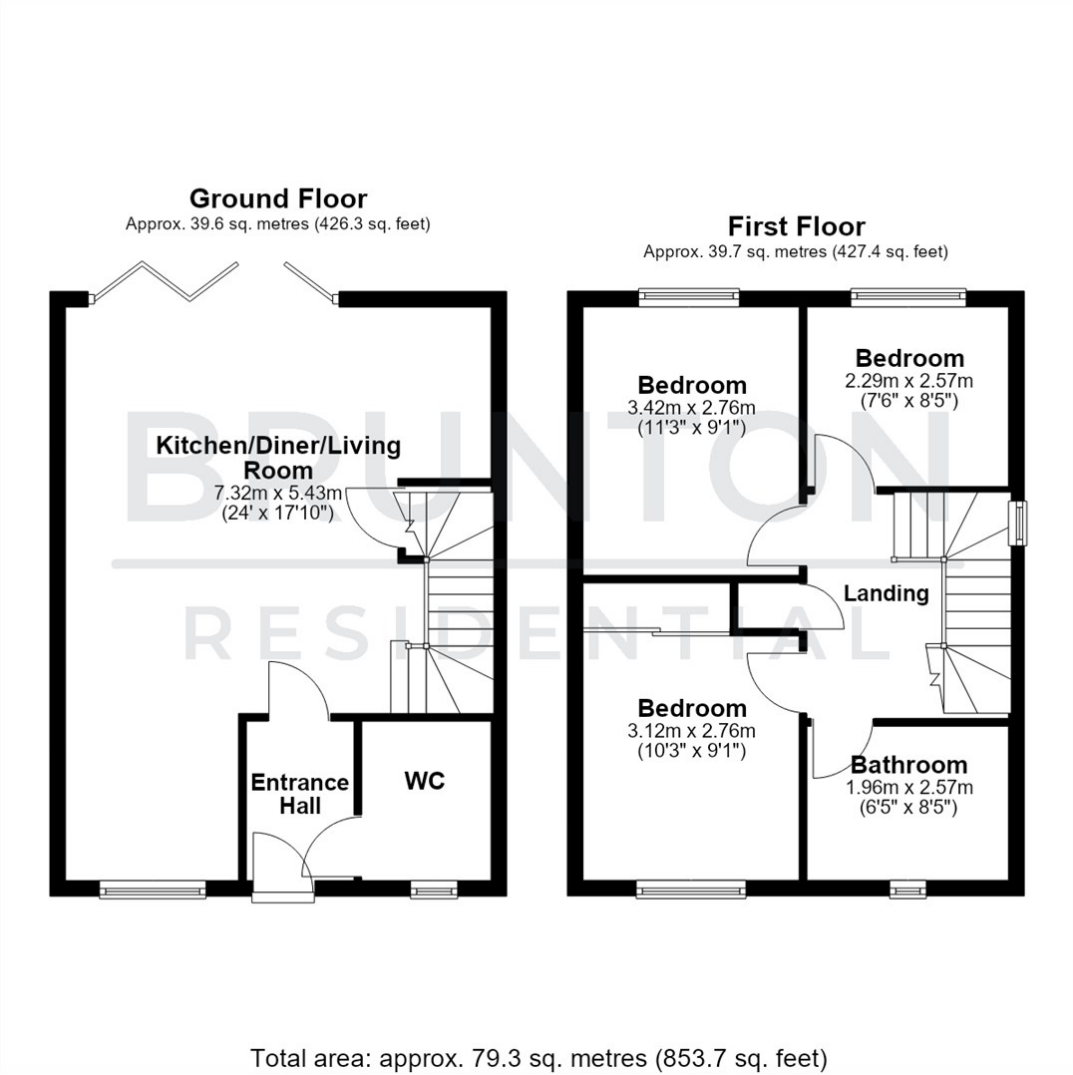
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	