

# BRUNTON

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## RESIDENTIAL



**HASTINGS AVENUE, KINGSTON PARK, NEWCASTLE UPON TYNE, NE3**

**Offers In The Region Of £290,000**

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Well presented four-bedroom semi-detached family home offering a practical layout, contemporary en suite facilities and a landscaped rear garden.

The property provides well-proportioned accommodation including an open-plan living and dining room, a modern fitted kitchen and a separate utility room. Four bedrooms are complemented by a family bathroom, a convenient WC and a contemporary en suite shower room to the main bedroom. Externally, the property benefits from a landscaped rear garden, driveway parking for two cars and an integral garage.

Situated within the established residential area of Kingston Park, Hastings Avenue is well placed for access to a range of local shops, supermarkets, schools and everyday amenities. Kingston Park Shopping Centre is located nearby, offering a variety of retail and dining options, while excellent public transport links include regular bus services and Metro connections providing convenient access into Newcastle city centre and beyond. The area also benefits from straightforward road links, making it well-suited to commuters, families and professionals seeking a well-connected location with a wide range of services close at hand.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and useful storage, along with doors leading to the living room and kitchen. Positioned to the right, the living room is a generous reception space featuring a large front-facing window and a feature fireplace, creating a comfortable setting for everyday living.

The living room opens through to the dining room, providing clearly defined areas for both relaxing and entertaining. The dining room enjoys views over the rear garden and offers ample space for family meals and gatherings. The kitchen is fitted with a range of modern wall and base units, extensive work surface space, integrated double ovens, an integrated hob and tiled flooring. Beyond the kitchen, the utility room provides further storage and appliance space along with direct access to the rear garden.

The first floor landing gives access to all four bedrooms, the family bathroom and a convenient WC. The main bedroom is positioned above the garage and benefits from a contemporary en suite shower room. A further generous double bedroom is located to the front aspect, and features fitted wardrobes, while another bedroom also benefits from fitted storage. The remaining bedrooms provide flexible accommodation for family members, guests or home working.

Externally, to the front, the property benefits from a block paved driveway providing off-road parking and access to the garage, alongside a neatly maintained lawn with established planting. To the rear, the south-west facing garden has been landscaped to include a spacious paved patio ideal for outdoor seating and dining, a well-maintained lawn, mature trees, established borders and enclosed boundaries, creating an excellent outdoor space for family enjoyment.



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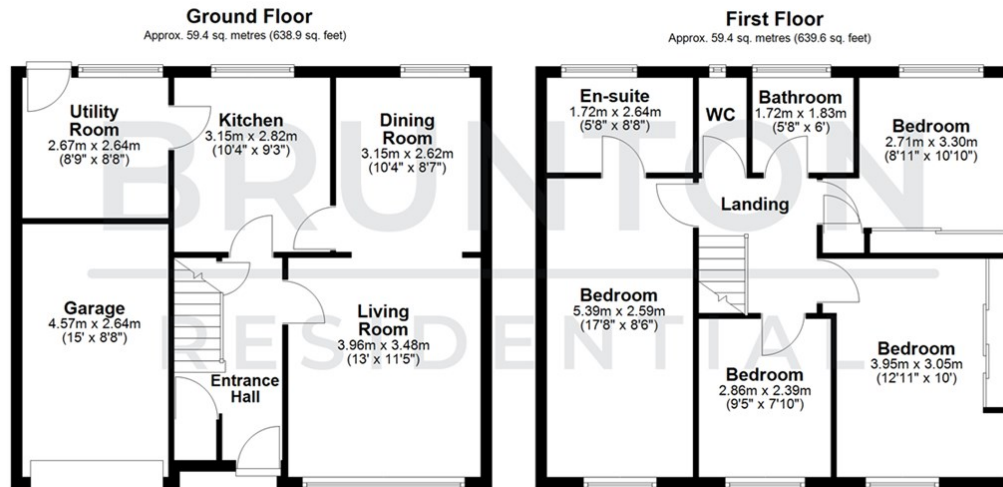
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 118.8 sq. metres (1278.5 sq. feet)

