

BRUNTON

RESIDENTIAL



RED KITE DRIVE, KENTON BANK FOOT, NE13

£310,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



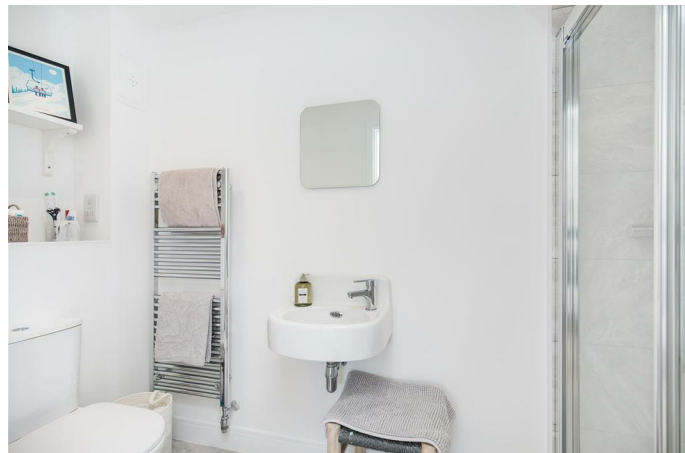
Well-presented three-bedroom home on Red Kite Drive, offering bright, well-balanced accommodation ideal for modern living. This attractive property combines a practical layout with excellent natural light throughout, creating a comfortable and welcoming home suited to a range of buyers.

The accommodation comprises a welcoming entrance hall with storage and a ground-floor WC, a bright living room with French doors opening onto the rear garden, and a spacious open-plan kitchen/diner with dual aspects and integrated appliances. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with an en-suite, alongside a family bathroom. Externally, the property benefits from off-street parking, lawned areas to the front and side, and a private and sunny rear garden with patio seating areas.

Red Kite Drive is situated within a popular residential development, offering convenient access to local amenities, schools and transport links, making it an ideal location for families and professionals alike.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hall with a useful storage cupboard and a convenient WC, tucked away underneath a staircase leading to the first floor. To the right of the hallway, a bright living room benefits from a window overlooking the front of the property, as well as French doors leading out to the garden. To the left of the entrance hall is an open-plan kitchen/diner which spans the length of the property. This space benefits from dual-aspect windows and is well-equipped with a range of fitted wall and base units alongside integrated appliances.

The first-floor landing provides access to three well-proportioned bedrooms. To the rear, a smaller bedroom is suitable as a nursery or home office, while adjacent to that is a double-bedroom with dual aspects. To the right, the master bedroom enjoys views over the front of the property and an en-suite shower room, while a well-appointed family bathroom with a shower over the bath serves the remaining bedrooms.

Externally, the property features off-street parking and a lawn to the front and side. To the rear is a garden enclosed with timber fencing, enhancing the sense of privacy. The garden itself enjoys a good amount of sun throughout the day, and is laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment.



BRUNTON

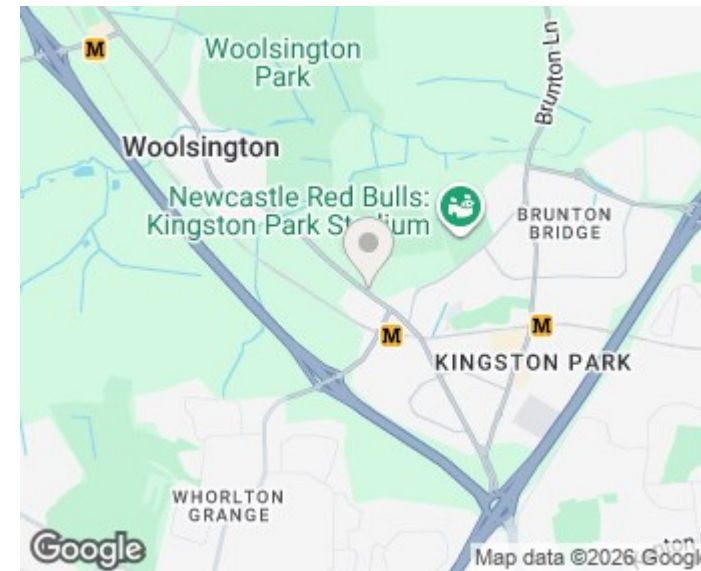
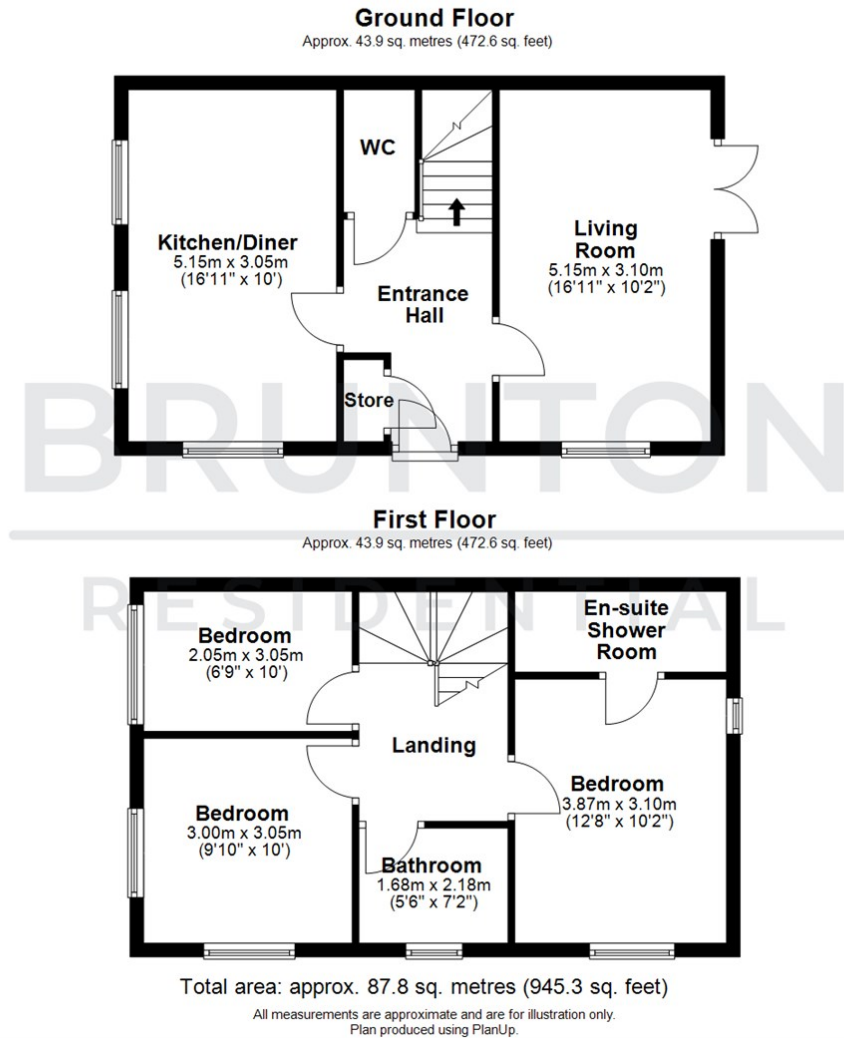
RESIDENTIAL

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			96
(81-91) B		84	
(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	