

# BRUNTON

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## RESIDENTIAL



**FOXFIELD CLOSE, KENTON BANK FOOT, NE13**

**Offers Over £300,000**

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Luxury Three-Bedroom Detached Home With Spacious Reception Room, En Suite To Principal, Garage & Off-Street Parking, and A Generous Enclosed Rear Garden, Positioned within the popular area of Kenton Bank Foot.

The property offers a spacious lounge, modern kitchen, and two bathrooms including an en suite to the principal bedroom. Additional highlights include stylish interiors throughout, a detached garage and driveway parking for up to three vehicles. The rear garden is large, enclosed, and ideal for outdoor enjoyment.

Located just off Station Road, the property is a few minutes walk from Kenton Bankfoot Metro Station, providing excellent commuter links into Newcastle and beyond. The area is highly desirable, with easy access to local amenities, schools, and everyday conveniences.

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The internal accommodation briefly comprises: Entrance hall with access to a ground floor WC. To the left is a well-equipped, dual-aspect kitchen, fitted with a range of wall and base units, wood work surfaces, and wood-effect flooring. Integrated appliances include an oven, hob, and extractor fan, with additional space for a dining table. To the right is a spacious, dual-aspect lounge featuring bi-fold doors opening directly onto the rear garden.

Upstairs, the landing gives access to three bedrooms. The principal bedroom benefits from fitted wardrobes and a private en suite shower room. Another bedroom also includes fitted wardrobes, while the remaining room is served by the family bathroom, complete with a bath, overhead shower, wash hand basin, WC, tiled flooring, and part-tiled walls.

Externally, to the front, the property offers a driveway leading to a detached garage, providing off-street parking. To the rear lies a generous enclosed garden, mainly laid to lawn with walled and fenced boundaries.



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TENURE : Freehold

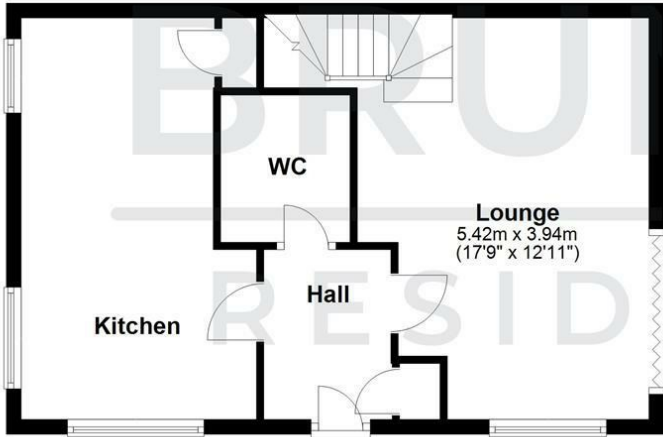
LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : B

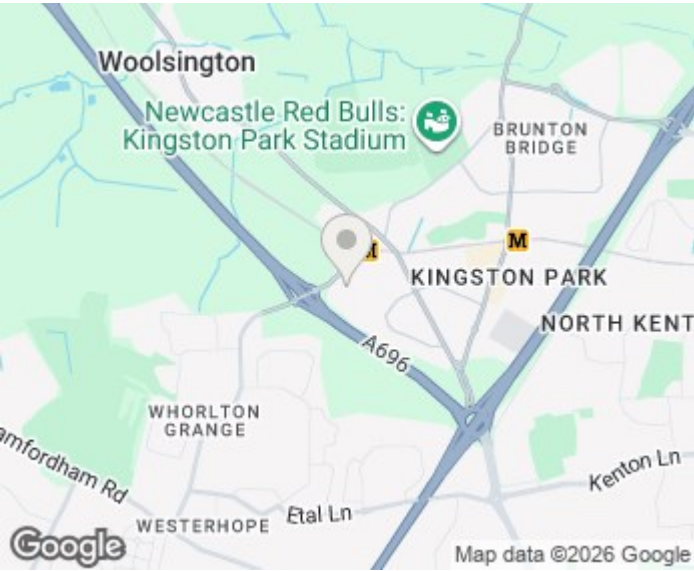
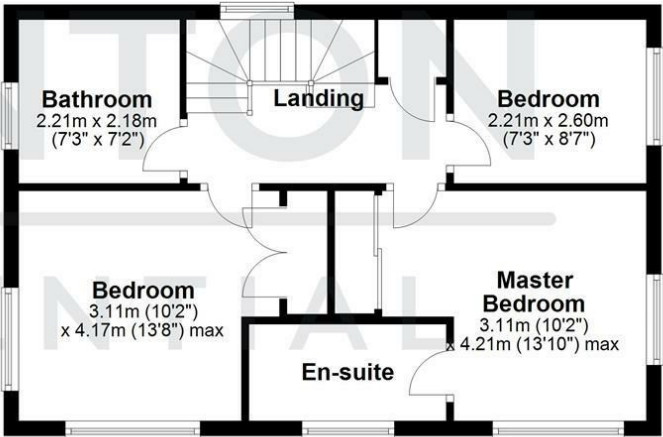
### Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 95        |
| (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 <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                                         |         |           |