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RED KITE DRIVE, KENTON BANK FOOT, NE13

Offers Over £280,000

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THREE BEDROOMS – SEMI-DETACHED HOME – DOUBLE LENGTH DRIVE

Brunton Residential are delighted to offer this well-appointed 'Easedale' by Taylor Wimpey, a three-bedroom semi-detached home on Red Kite Drive in Kenton Bank Foot.

The property features three good-sized bedrooms, with the principal enjoying an en suite. The property also offers a spacious lounge, well-equipped kitchen, lovely enclosed garden and off-street parking.

Situated in a peaceful residential area, the home benefits from nearby parks, local amenities, and excellent transport links.

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Upon entry, you are welcomed into an entrance hall with wood-effect flooring, stairs leading to the first floor, and a useful storage cupboard. The hallway also provides access to a ground-floor WC and a spacious lounge on the right, featuring wood-effect flooring, a front-aspect window, and French doors leading out to the garden.

On the left is an open-plan kitchen-diner with dual-aspect windows to the front and side, a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, and wood worktop surfaces.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room. A family bathroom serves the remaining bedrooms and is equipped with a bath, overhead shower, washbasin, WC, and wood-effect flooring.

Externally, to the side of the property, accessed via the lounge, is a good-sized West facing garden with a lawned area, a paved patio seating area, and wall and fence boundaries.



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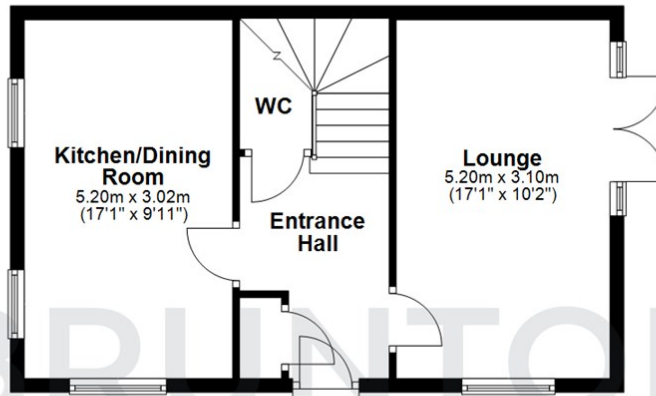
TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

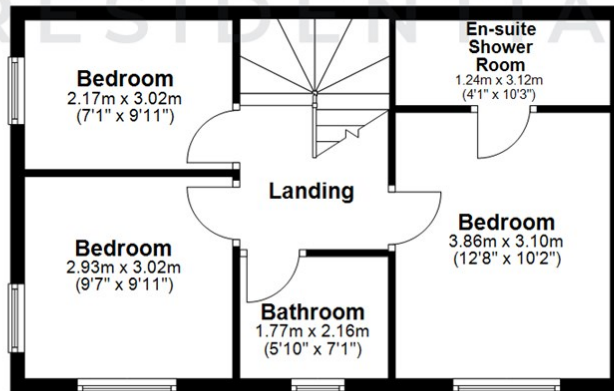
COUNCIL TAX BAND : C

EPC RATING : B

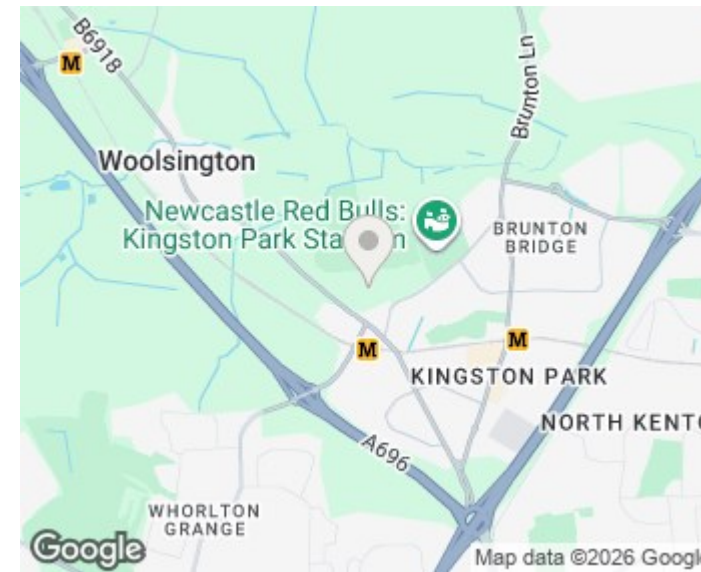
Ground Floor
Approx. 44.1 sq. metres (475.2 sq. feet)



First Floor
Approx. 44.1 sq. metres (474.5 sq. feet)



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 | | | 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 | | | |
| 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 | | | |
| EU Directive 2002/91/EC | | | |