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EDEN PARK COURT, KENTON BANK FOOT, NEWCASTLE UPON TYNE, NE13

Offers Over £325,000

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Well presented throughout, this three-bedroom semi-detached home on Eden Park Court, Kanton Bank Foot, offers stylish contemporary accommodation with an attractive enclosed garden and generous off-road parking.

The property features an inviting entrance hall, a convenient WC, a contemporary kitchen with high-gloss wall and base units, integrated appliances, and a separate utility room. The generous rear lounge and dining room feature herringbone effect flooring, decorative wall panelling, and French doors opening onto the garden. Bespoke fitted blinds are installed on all windows and the French doors and will remain with the property. Upstairs are three bedrooms, two with fitted wardrobes, with the master benefiting from an en suite shower room, alongside a family bathroom.

Kanton Bank Foot is a popular residential area with Kingston Park providing everyday amenities, including shops, cafes, and leisure facilities. Kingston Park Primary School and local green spaces are nearby, while Bank Foot Metro Station provides regular services towards Newcastle city centre and the airport. The A1 is also easily accessible, providing convenient road connections. The location is well suited to families and professionals seeking a well-connected home.

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The internal accommodation comprises: an inviting entrance hall finished with attractive herringbone effect flooring, providing access to a convenient WC and a contemporary kitchen. Well appointed with high gloss wall and base units, complementary work surfaces, integrated double ovens, a gas hob with extractor over, subway tiled splashbacks, recessed lighting and tiled flooring, the kitchen offers both style and practicality. A separate utility room provides additional appliance space and storage.

The hallway continues through to the generous rear lounge/dining room, beautifully presented with the continuation of the herringbone effect flooring, decorative wall panelling, contemporary lighting and French doors opening onto the rear garden. Offering ample room for both seating and dining, the space enjoys an abundance of natural light, with stairs leading up to the first floor.

The first-floor landing includes a useful storage cupboard and provides access to all three bedrooms and the family bathroom. The master bedroom benefits from fitted mirrored wardrobes and a contemporary en suite shower room. A second double bedroom also features built-in wardrobes, while the third bedroom offers versatility as a guest bedroom, nursery or home office. The family bathroom comprises a panelled bath with shower over, pedestal wash basin, WC and contemporary tiling. Additionally, the property benefits from bespoke fitted blinds to all windows and French doors, which will remain with the house.

Externally, the property enjoys a neatly maintained front lawn alongside a block-paved driveway providing off-road parking. Gated side access leads to the enclosed rear garden, thoughtfully landscaped with a generous porcelain-tiled patio, creating an ideal space for outdoor seating and dining before extending onto a well-maintained lawn. The south-west-facing garden enjoys sunshine throughout the day year-round, making it a particularly appealing feature of the property. Raised sleeper borders filled with established planting and timber fencing complete this attractive and private outdoor setting. Outdoor integrated lighting is provided to both the front and rear of the property, controlled via WiFi and an app, adding further appeal during the evening.



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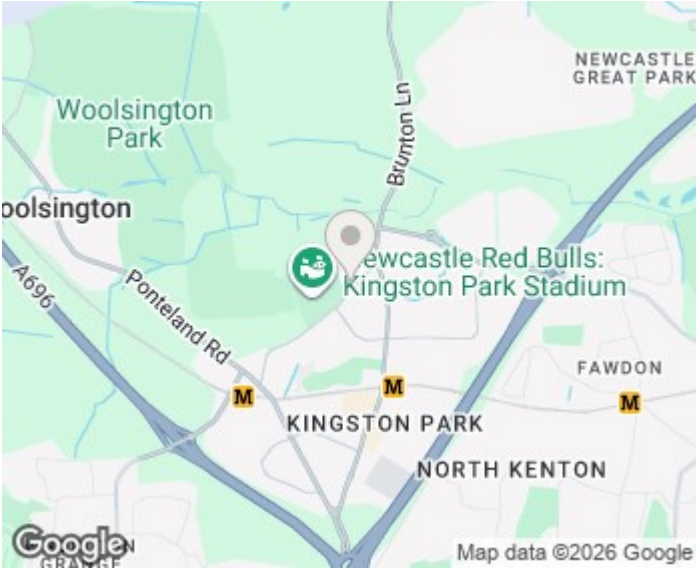
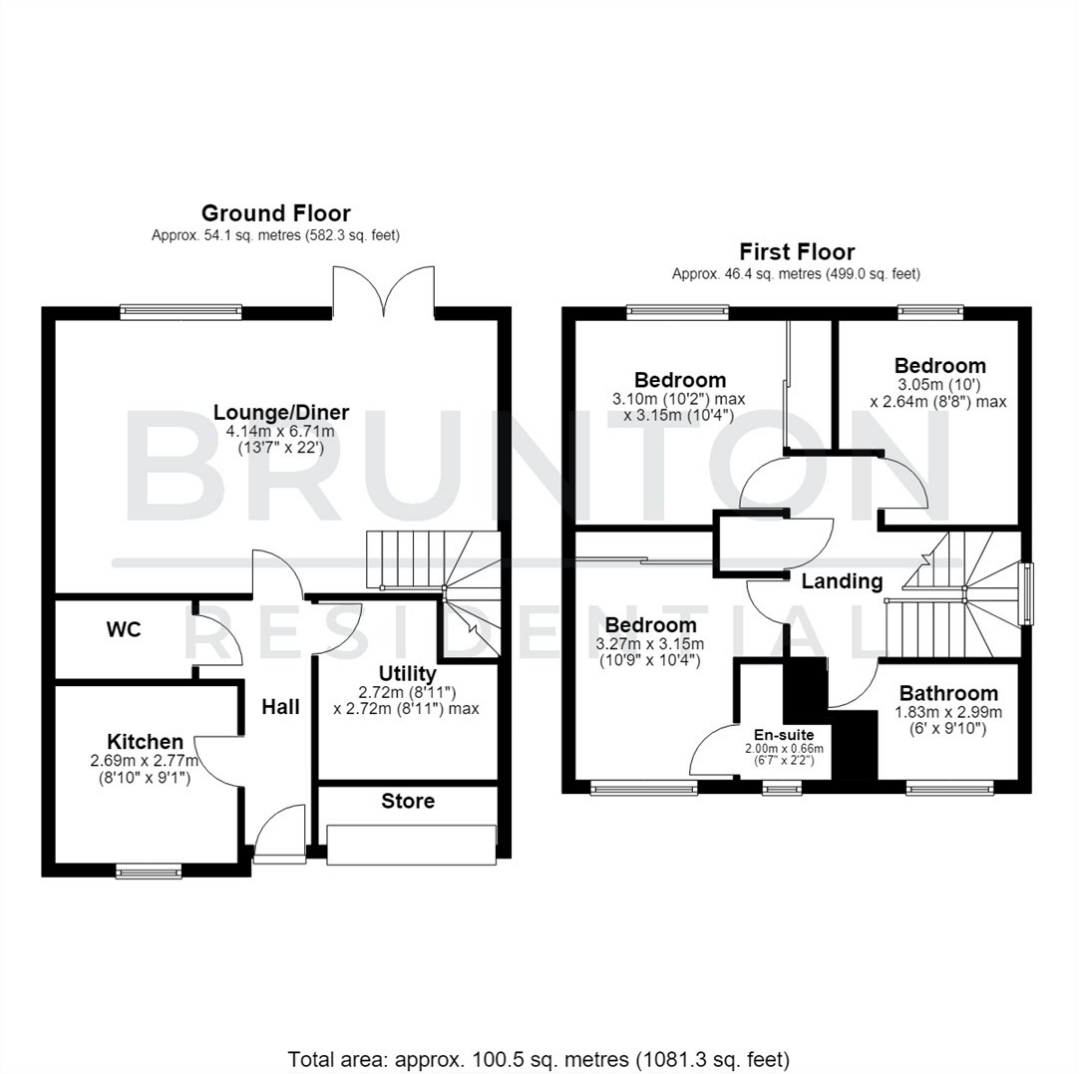
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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		
England & Wales		

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		
England & Wales		