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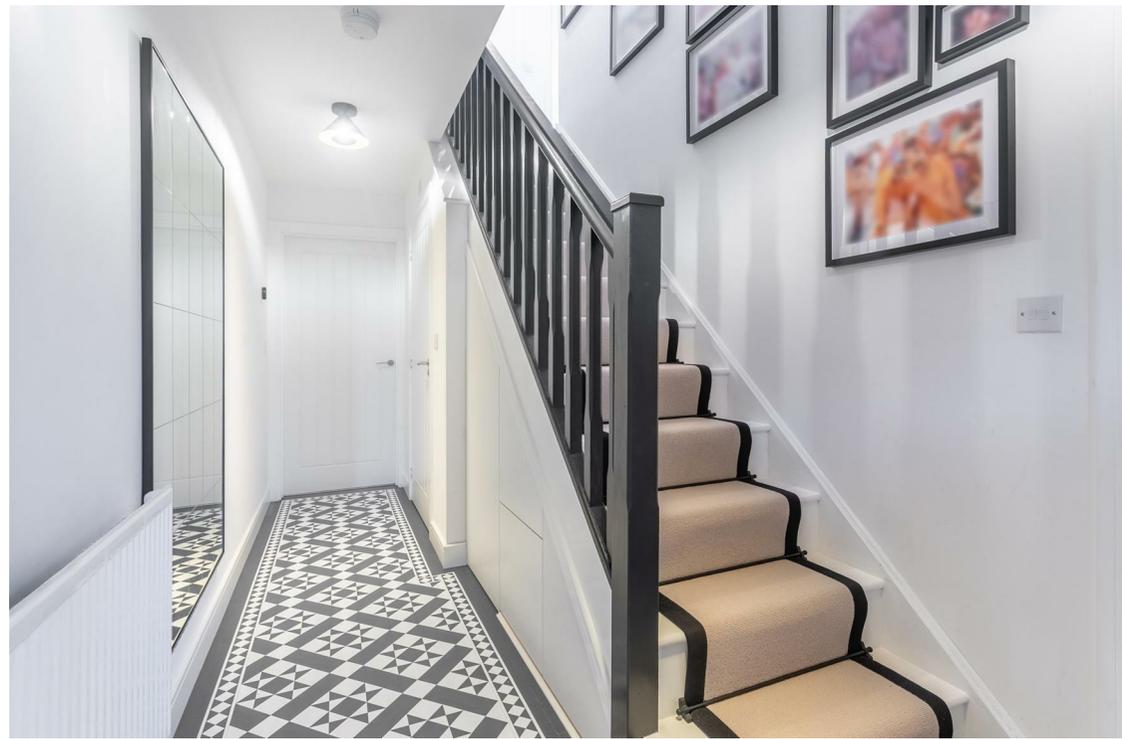
BROADFIELD MEADOWS, KENTON BANK HALL, NE13

Offers Over £440,000

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Stunning Four-Bedroom Detached 'Eynsham' by Taylor Wimpey in Broadfield Meadows, Kenton Bank Hall.

This beautifully presented four-bedroom detached home combines modern design with practical, family-friendly living across two floors. Step inside to a welcoming entrance hallway with a convenient WC, leading to a bright lounge complete with a stylish media wall. Double doors open into a spacious, open-plan kitchen, dining, and living area, perfect for entertaining or relaxing with family. The contemporary kitchen features fitted units and integrated appliances, while two sets of French doors flood the dining and living space with natural light and provide direct access to the rear garden.

Upstairs, a landing leads to four well-proportioned bedrooms, including two with en-suite shower rooms, plus a family bathroom.

Externally, the home benefits from a generous driveway with ample parking and a rear garden with a patio and lawn, ideal for outdoor living and play. Broadfield Meadows is ideally located within walking distance of Kingston Park and just two miles from Newcastle International Airport. The area benefits from excellent transport connections, with convenient bus and Metro links providing easy access to surrounding towns and Newcastle city centre.

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The internal accommodation opens into a welcoming entrance hallway featuring upgraded premium flooring, creating an impressive first impression with a subtle heritage and high-end feel. A convenient WC is tucked neatly beneath the staircase, alongside practically designed under-stairs storage, ideal for keeping shoes and other items out of sight.

Upstairs, the rooms are fitted with recently laid carpet and runners, providing a comfortable and cohesive finish throughout the first floor.

To the right, a spacious and bright lounge enjoys a media wall and double doors leading to the reconfigured open-plan kitchen, dining and living area. The modern kitchen has been upgraded with sleek quartz worktops and a contemporary hot-water tap, offering clean, modern living alongside a range of fitted wall and base units and integrated appliances. The area is well-lit by a rear-aspect window overlooking the garden.

The living and dining space enjoys two sets of French doors opening onto the patio and garden to the rear of the property, allowing in plenty of natural light.

Stairs lead to the first floor, where the landing gives access to four bedrooms, two of which are generous in size and benefit from en-suite shower rooms, while the remaining bedrooms are served by a well-appointed family bathroom. All bedrooms enjoy aspects to either the front or rear of the property, and there is plenty of convenient storage on this floor as well.

Externally, the property enjoys a driveway which offers parking for multiple vehicles, and a wonderful extended rear garden featuring porcelain patio tiles and the rest laid to lawn — perfect for outdoor seating and entertaining.



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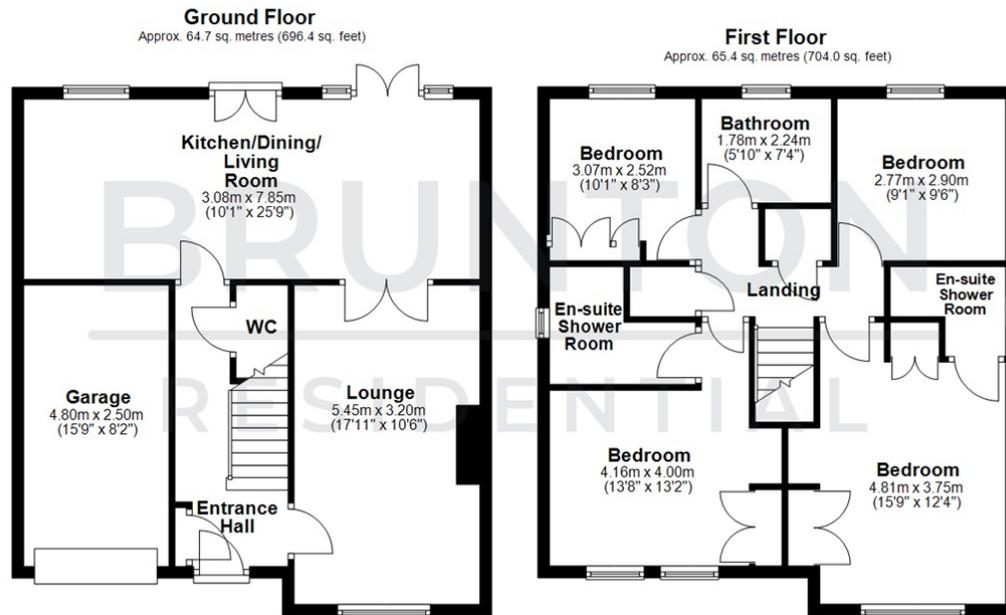
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TENURE : Freehold

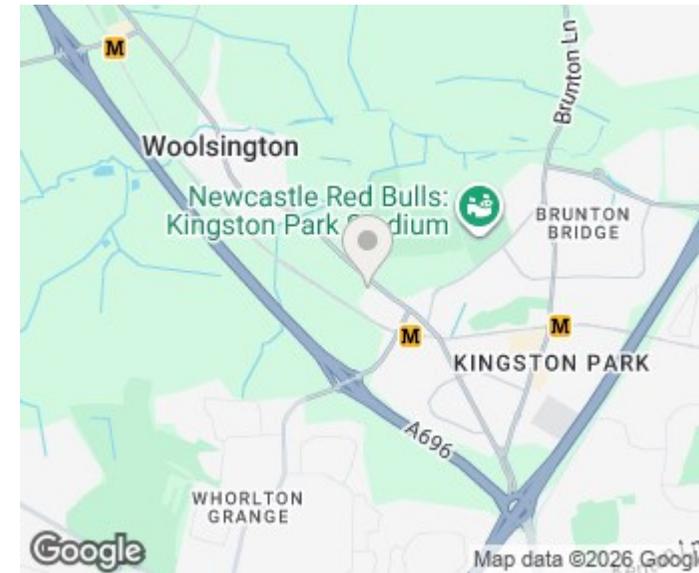
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



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			94
(81-91) B		85	
(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	