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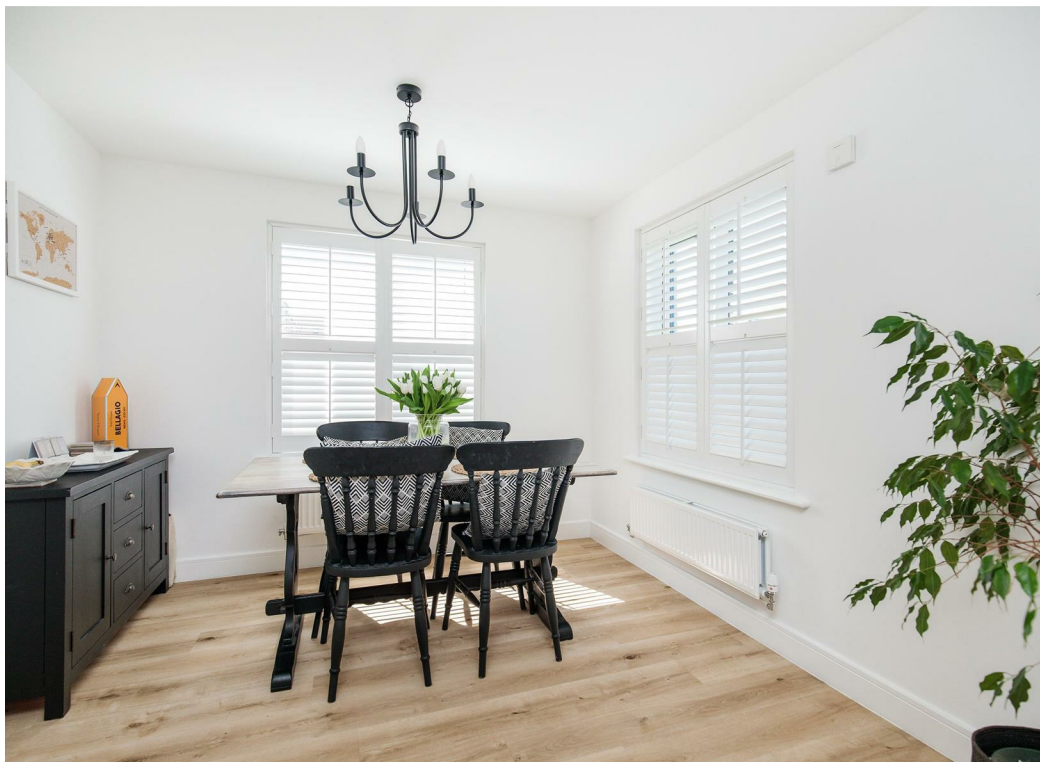
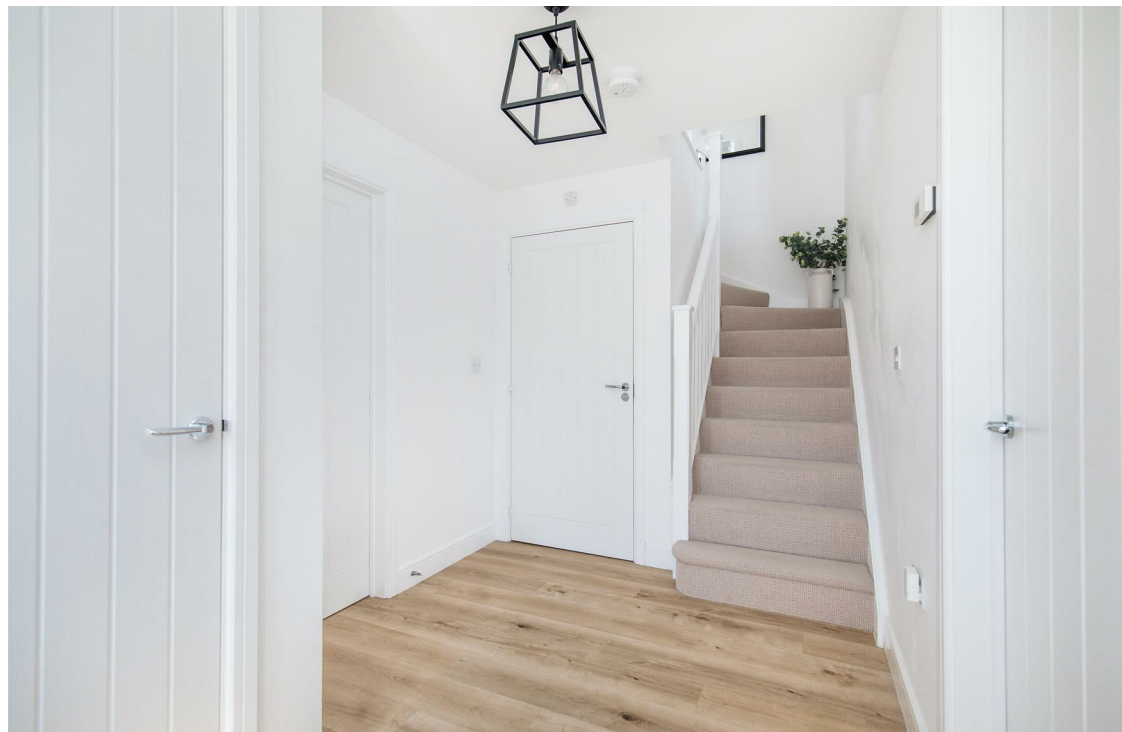
RED KITE DRIVE, KENTON BANK FOOT, NE13

£310,000

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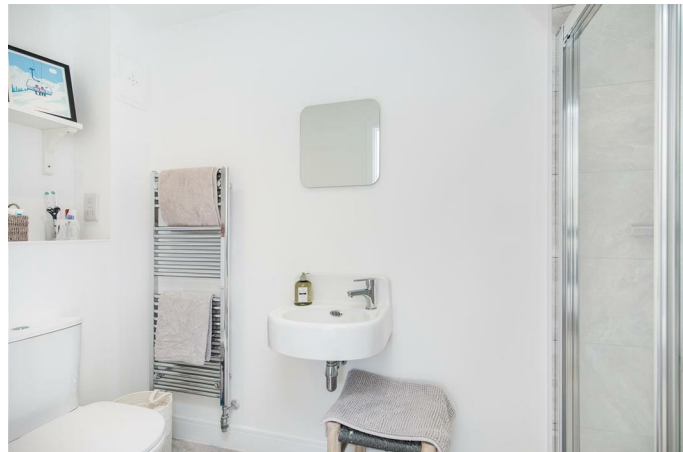
Well-presented three-bedroom home on Red Kite Drive, offering bright, well-balanced accommodation ideal for modern living. This attractive property combines a practical layout with excellent natural light throughout, creating a comfortable and welcoming home suited to a range of buyers.

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.

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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 garen 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.



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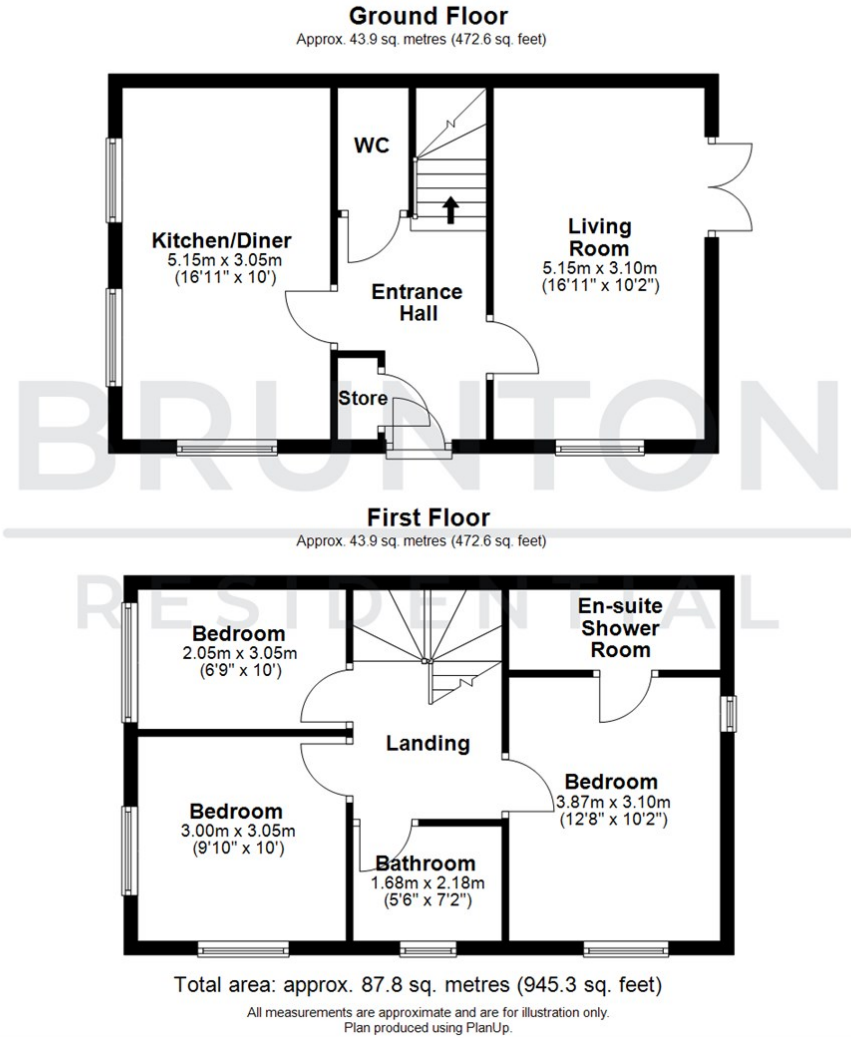
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		