

BRUNTON

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LYDFORD COURT, NEWCASTLE UPON TYNE, NE3

Offers Over £289,950

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Well-presented four-bedroom semi-detached family home occupying a quiet cul-de-sac position within the ever-popular Kingston Park. Extended above the garage, the property offers spacious and versatile accommodation, making it an ideal family home.

A standout feature is the impressive dual-aspect lounge and dining room, extending the full depth of the property to create a bright and inviting space for both everyday living and entertaining. The well-appointed kitchen is complemented by a separate utility room with direct garden access, whilst the first-floor extension has created a generous principal bedroom with en-suite shower room. Three further well-proportioned bedrooms are served by a stylish family bathroom, completing this well-balanced family home.

The property is ideally placed for a wide range of local amenities, including Kingston Park Retail Centre, supermarkets, cafés and everyday shopping facilities, together with excellent public transport links via the nearby Metro station and regular bus services. Newcastle International Airport, Newcastle city centre and the A1 motorway are all within easy reach, while a selection of well-regarded schools and leisure facilities further enhance the area's appeal for families and professionals alike.

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The internal accommodation comprises: an entrance porch leading into a welcoming entrance hall, where stairs rise to the first floor. Positioned to the right is a spacious dual-aspect lounge and dining room, extending the full depth of the property and benefiting from large windows to both the front and rear elevations, creating a bright and inviting living space. The dining area enjoys pleasant views over the rear garden and provides direct access into the kitchen. The kitchen can also be accessed independently from the entrance hall, creating a practical flow throughout the ground floor. It is fitted with a range of wall and base units, offering ample storage and worktop space, with windows overlooking the rear garden. A door leads through to a generous utility room, providing additional storage, laundry facilities and external access to the rear garden.

To the first floor, the landing provides access to all four bedrooms, together with the family bathroom. The principal bedroom has been created by the extension above the attached garage and is a particularly generous double room benefiting from dual-aspect windows and its own en-suite shower room. The remaining three bedrooms are all well-proportioned and are served by the family bathroom, which is fitted with a bath, shower, wash hand basin and WC.

Externally, the property benefits from attractive gardens to both the front and rear. To the front, there is a driveway providing off-road parking leading to the attached garage, together with a well-maintained lawn and planted borders. The south-facing rear garden is a particular feature of the property, offering a generous paved patio ideal for outdoor dining and entertaining, beyond which is a well-kept lawn bordered by mature hedging and established planting, creating an excellent degree of privacy and a wonderful space for family enjoyment.



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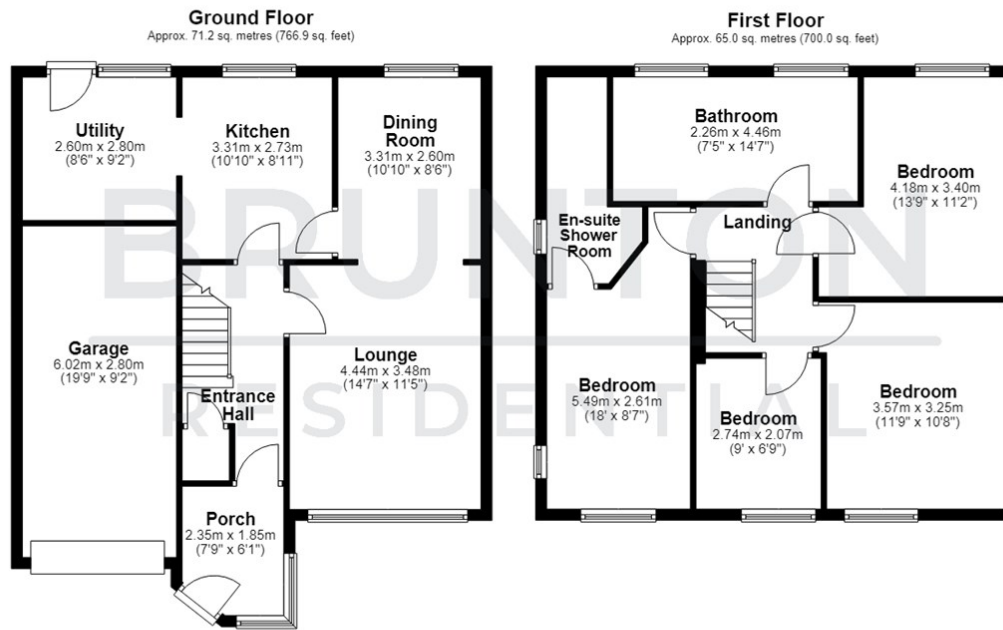
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TENURE : Freehold

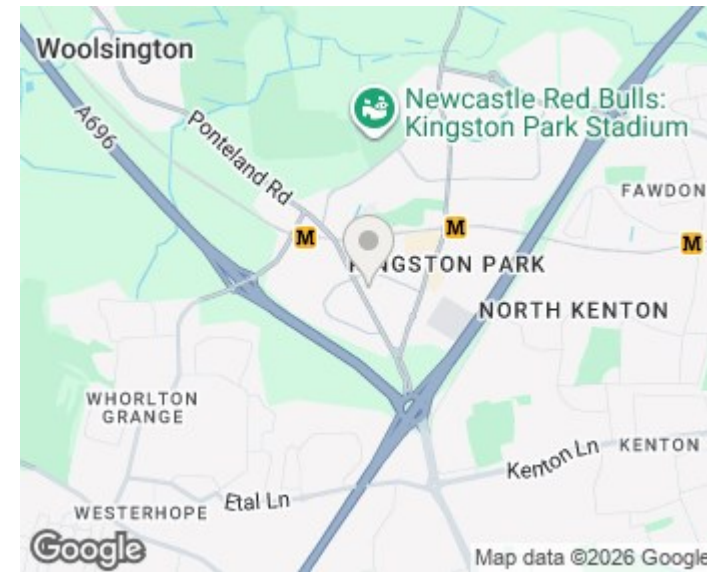
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 136.3 sq. metres (1466.9 sq. feet)



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