

BRUNTON

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FAVERSHAM COURT, NEWCASTLE UPON TYNE, NE3

Offers Over £250,000

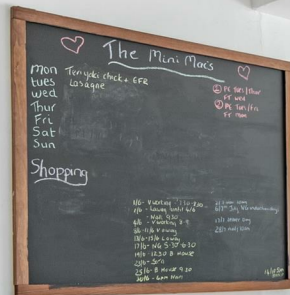
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Well-presented three-bedroom semi-detached house offering versatile living accommodation in Kingston Park, Newcastle Upon Tyne.

The property benefits from a flexible layout, including a downstairs office/playroom or even a 4th bedroom created from a garage conversion and a spacious dual aspect lounge/diner. An extended kitchen diner provides an excellent family space with room for everyday dining, while the first floor offers three bedrooms and a stylish family bathroom with both a freestanding bath and a separate double walk-in shower. Externally, the property features a double-width driveway, a decked seating area and an enclosed rear garden.

Situated within a residential cul-de-sac in Kingston Park, the property enjoys convenient access to a range of local shops, supermarkets, schools and everyday amenities. Kingston Park Metro Station is within easy reach, providing direct links into Newcastle city centre and surrounding areas, while excellent road connections, including the A1, make commuting straightforward. The property is well-suited to families, professionals and buyers seeking flexible living space in a well-connected location.



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The internal accommodation comprises: an entrance porch with a door leading into a versatile room that could either be set up as a playroom, home office or even a fourth bedroom. A further door opens into the spacious lounge/diner, where stairs lead up to the first floor. This dual aspect reception room benefits from a large front-facing window and French doors opening onto the rear garden, creating a bright and welcoming space with ample room for seating and dining furniture.

The extended kitchen is accessed from the lounge and provides a practical and sociable layout. Fitted with contemporary grey wall and base units, contrasting work surfaces, a stable door opening into the garden and ample storage, the room accommodates a family dining table and chairs. A large rear-facing window and glazed stable door maximise natural light while providing views and access to the garden.

The first-floor landing gives access to three bedrooms and the family bathroom. Two bedrooms are well-proportioned doubles, while the third is suitable as a child's room, guest bedroom or study. The bathroom features a freestanding bath, double walk-in shower, WC, and wash hand basin, complemented by dual aspect windows and contemporary finishes.

Externally, the property enjoys a cul-de-sac setting with a lawned front garden and double-width block-paved driveway providing off-street parking. To the rear, a decked seating area is ideal for outdoor dining and entertaining, while the enclosed garden is laid mainly to lawn and offers excellent space for children, pets and family enjoyment.



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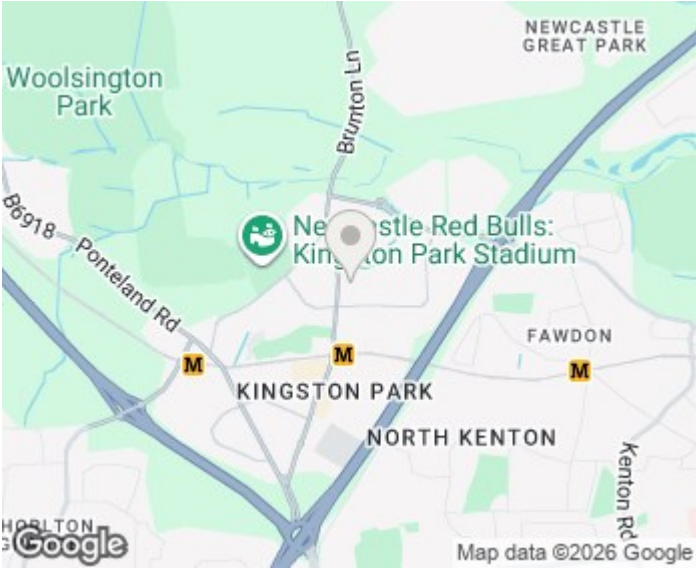
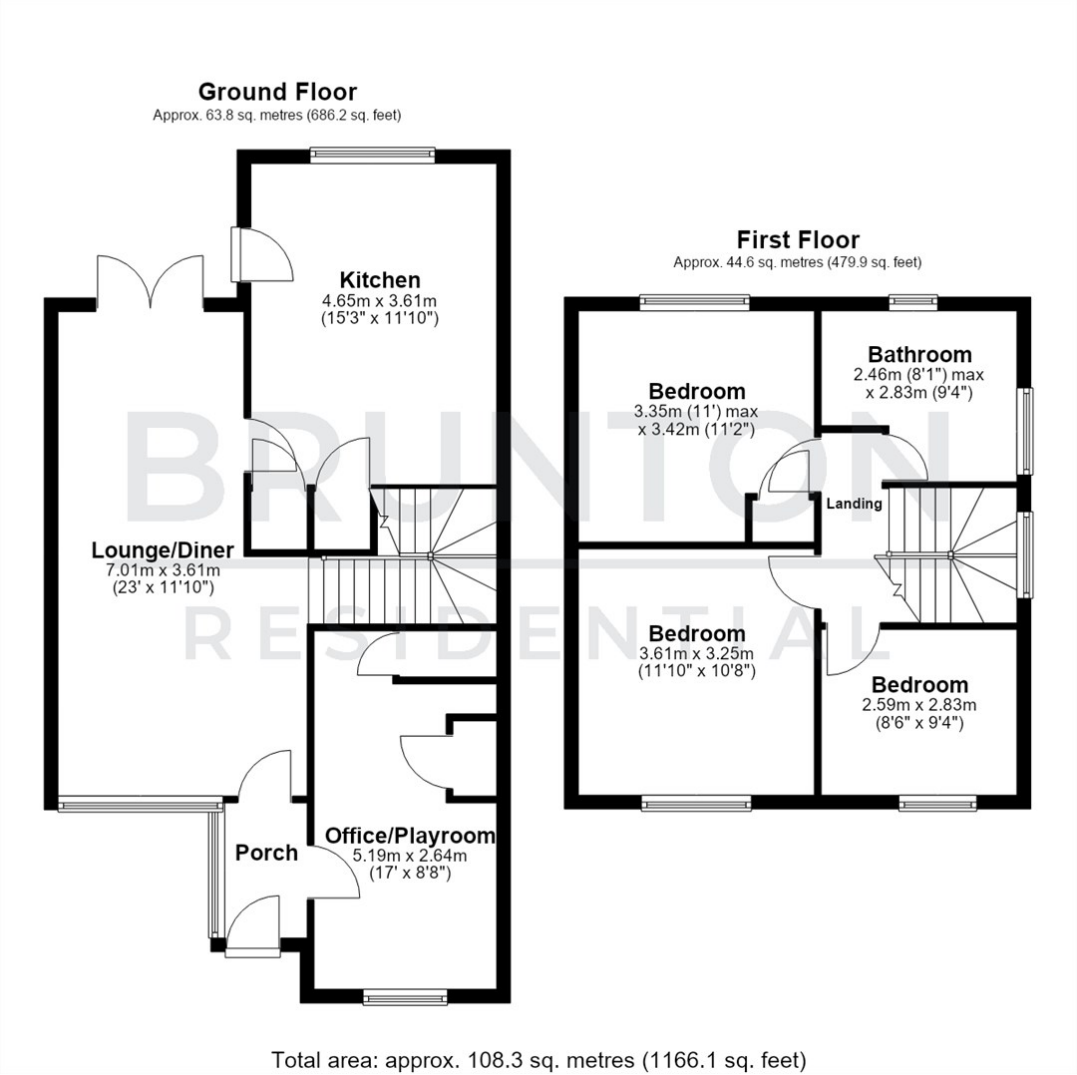
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D



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	