

# BRUNTON

RESIDENTIAL



**STATION ROAD, KENTON BANK FOOT, NE13**

**Offers Over £549,999**

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### DETACHED HOME - EXCELLENT TRANSPORT LINKS - POPULAR LOCATION

Brunton Residential are delighted to offer this excellent 1930's detached, single storey home is ideally located on Station Road, Kenton Bank Foot. Station Road, which is conveniently situated only a stones-throw from Bank Foot Metro Station and to Twin Farms, also offers direct access to surrounding greenery and is placed only a short walk from Kingston Park Shopping Centre and the A1 offering excellent links throughout the region.

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Super Stylish Detached Home Boasting a Great Open Plan Kitchen/Dining and Living Space with Contemporary Re-Fitted Kitchen, Excellent Garden Room, Two Double Bedrooms, Re-Fitted Bathroom & En-Suite & Extensive Landscaped Rear Gardens with Separate Detached Annex and Bar Area.

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The property has recently been re-furbished by the current owners and is presented to an excellent standard throughout.

Boasting in close to 1,800 Sq ft of living space, the internal accommodation briefly comprises: Entrance hall which is open to the living space with Inglenook fireplace, woodburning stove and walk-in bay window. A door from the living room then leads into a utility room and also through into the garage/store.

The lounge is also open to the impressive kitchen/dining and living space, which has been re-fitted with modern cabinetry, stone worktops, integrated appliances and central island with breakfast bar. The dining space enjoys French doors that lead out onto the rear terrace and gardens.

The kitchen space then leads into a superb garden/family room, with glazed rooflight, wood burning stove and bi-folding doors that lead out onto the raised and decked terrace.

The main hallway then leads into two double bedrooms and a contemporary re-fitted and fully tiled family bathroom with three-piece suite and large mirror. Bedroom one is generous in size and is accessed via a private hallway, with period fireplace that leads into a beautiful bedroom space with bespoke fitted wardrobes and window overlooking the rear gardens. Bedroom two is also a comfortable double and enjoys a south facing walk-in bay window.

Externally, the front of the property enjoys a two-car driveway with access to an attached garage and store.

To the rear, is a generous and extensive garden space that has been fully landscaped with a range of well stocked borders and lawned gardens with a mixture of raised composite decking, block paved walkways and a wonderful, detached office/bar with multi fuel stove, which is perfect for entertaining, with a detached WC, additional covered entertaining area and a separate gated garden to the rear with storage shed. The rear terrace also offers a pergola with wrought iron balustrades and steps leading down to the main garden area.

Well-presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent detached home simply demands an early inspection, and viewings are strongly advised.



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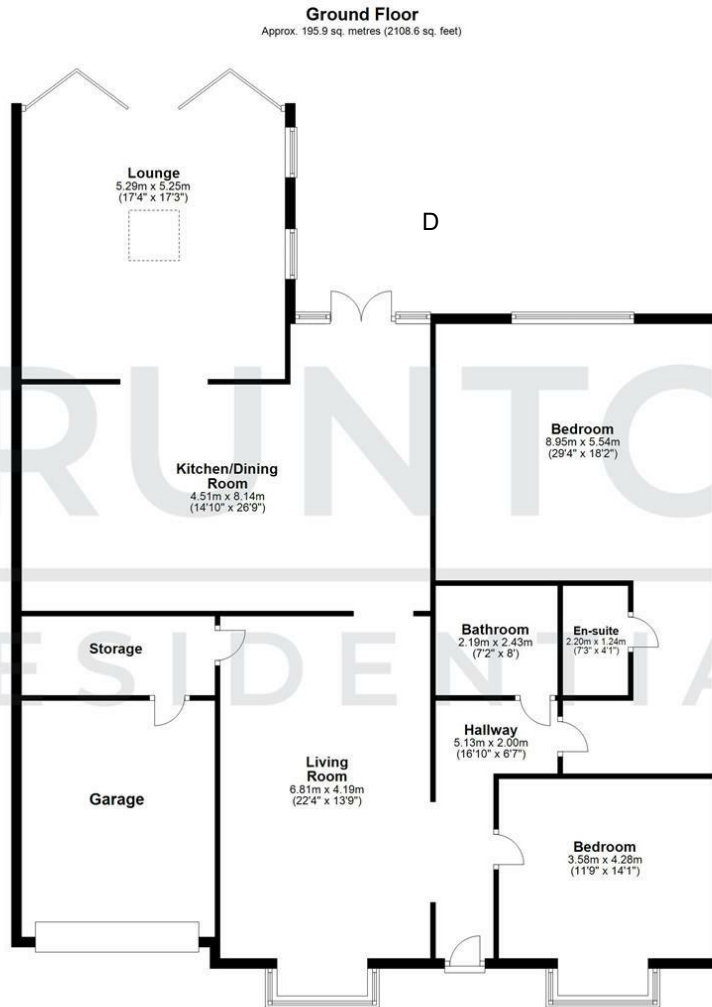
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D

SERVICES :



Total area: approx. 195.9 sq. metres (2108.6 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		67	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	