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FOXFIELD CLOSE, KENTON BANK FOOT, NE13

Offers Over £450,000

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Stylish & Well Presented Modern Detached Family Home Boasting an Excellent Location with a Superb Open Plan Kitchen/Dining and Family Space, Separate Lounge, Four Good Sized Bedrooms, Family Bathroom plus En-Suite, Off Street Parking for Two Vehicles, Integral Garage & Delightful Lawned Rear Gardens!

This excellent, modern detached family home is ideally located on the desirable Foxfield Close, Kenton Bank Foot. Foxfield Close, which is tucked just off from Station Road, is perfectly positioned within a quiet residential area, and is also conveniently situated close to the local shops and amenities of Kingston Park.

Excellent transport links are also placed nearby, including the A696, The A1 and Kenton Bank Foot Metro Station which is placed just a short walk away, providing excellent and regular links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Entrance hall, with stairs leading to the first floor. To the left, is a lovely lounge featuring a front-aspect window. Further down the hallway, towards the rear of the house, is a wonderful open-plan kitchen, dining, and family space, which includes bi-folding doors opening onto the rear garden.

The garden can also be accessed through French doors leading from the kitchen, which open out onto a patio area. The kitchen is well-equipped, with integrated appliances and a central island with breakfast bar. To the right of the kitchen is a useful utility room, which provides access to the garage as well as a ground floor WC.

The first-floor landing then gives access to four well-proportioned bedrooms, with the principal bedroom benefiting from a well presented en-suite shower room. A family bathroom, complete with a bath and overhead shower, serves the remaining bedrooms. The first floor also benefits from a useful storage cupboard located just off the landing.

Externally, the home features a lawned front garden with a double driveway that accommodates two cars and leads to the garage with up and over door. To the rear is a beautiful and enclosed garden, with both lawned and decked seating areas, which ideal for outdoor relaxation and entertainment. The rear gardens are fenced with well stocked borders.

Immaculately presented throughout, this excellent modern family home simply demands an early inspection and viewings are strongly advised.



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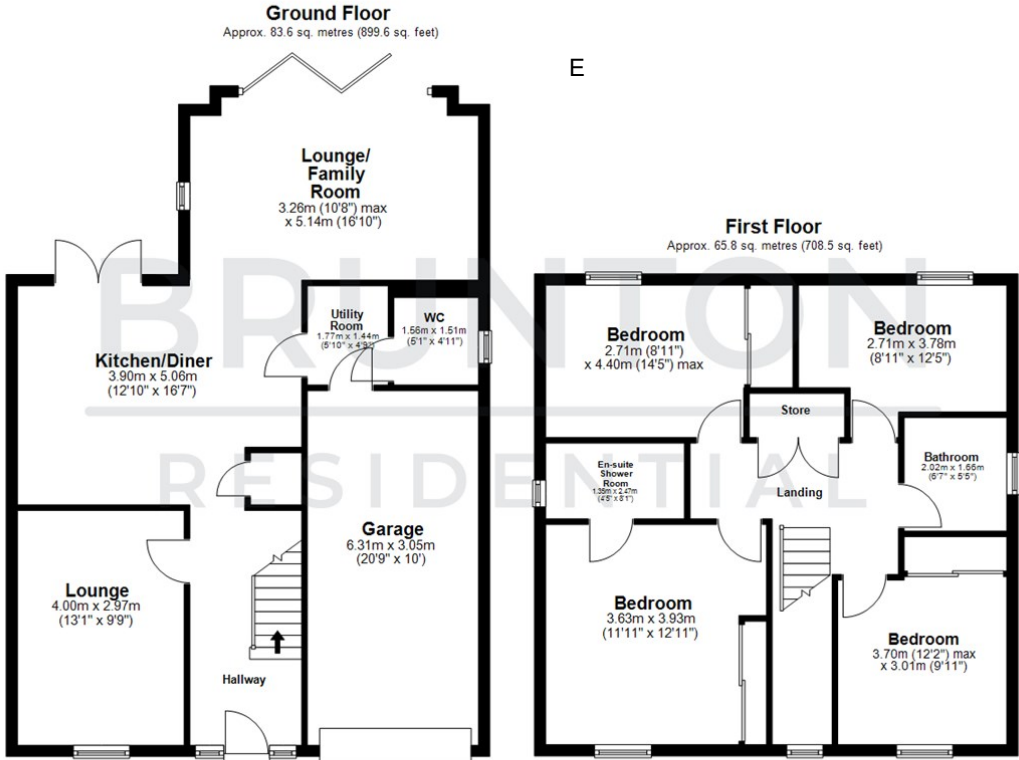
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

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		85
(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	