

BRUNTON

RESIDENTIAL



RED KITE DRIVE, KENTON BANK FOOT, NE13

Offers Over £280,000

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THREE BEDROOMS – SEMI-DETACHED HOME – DOUBLE LENGTH DRIVE

Brunton Residential are delighted to offer this well-appointed 'Easedale' by Taylor Wimpey, a three-bedroom semi-detached home on Red Kite Drive in Kenton Bank Foot.

The property features three good-sized bedrooms, with the principal enjoying an en suite. The property also offers a spacious lounge, well-equipped kitchen, lovely enclosed garden and off-street parking.

Situated in a peaceful residential area, the home benefits from nearby parks, local amenities, and excellent transport links.

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Upon entry, you are welcomed into an entrance hall with wood-effect flooring, stairs leading to the first floor, and a useful storage cupboard. The hallway also provides access to a ground-floor WC and a spacious lounge on the right, featuring wood-effect flooring, a front-aspect window, and French doors leading out to the garden.

On the left is an open-plan kitchen-diner with dual-aspect windows to the front and side, a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, and wood worktop surfaces.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room. A family bathroom serves the remaining bedrooms and is equipped with a bath, overhead shower, washbasin, WC, and wood-effect flooring.

Externally, to the side of the property, accessed via the lounge, is a good-sized West facing garden with a lawned area, a paved patio seating area, and wall and fence boundaries.



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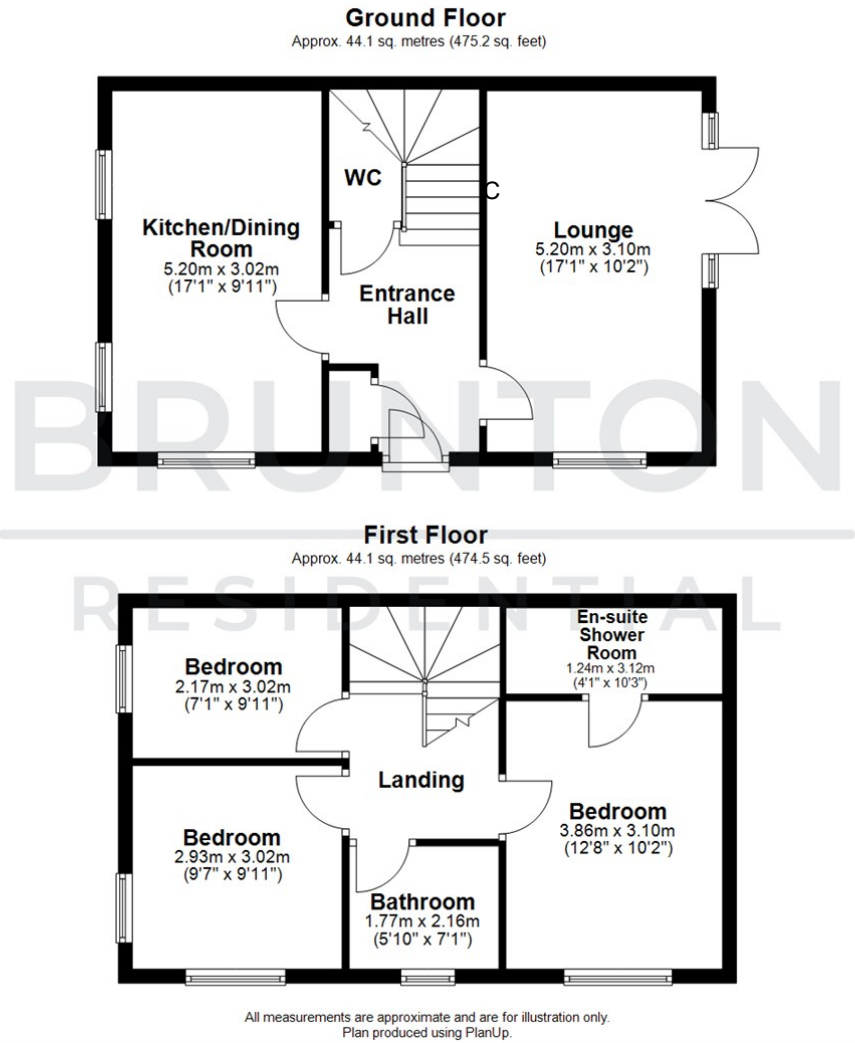
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

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		95	(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	