

BRUNTON

RESIDENTIAL



FOXFIELD CLOSE, KENTON BANK FOOT, NE13

£395,000

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FOUR BEDROOMS | DETACHED FAMILY HOME | IMMACULATE THROUGHOUT

Brunton Residential are delighted to welcome to the market this stunning 'Hanbury' by Avant Homes on Foxfield Close in Kenton Bank Foot with car port, stunning rear garden and master en suite.

For more information and to book your viewing please call our team on 0191 236 8347.

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Situated to the rear of the development on a generous plot is this stunning four bedroom family home originally constructed in 2018, presented to the highest standard.

Upon entering, you are welcomed into an entrance hall with a WC immediately to your left. From the entrance hall, a door leads into a spacious L-shaped kitchen/dining room featuring dual-aspect windows, instant boil FRANKE tap and stairs leading to the first floor. Adjacent to the kitchen/dining room is a practical utility room with a storage cupboard and a door providing access to the carport. At the rear of the kitchen/dining room is a bright and spacious living room with bi-fold doors that allow natural light to flow through the property and open onto the garden as well as having a HIVE heating system throughout.

The first-floor landing provides access to four generously sized bedrooms, each with built-in cupboards. The master bedroom benefits from an en-suite shower room, while a three-piece family bathroom with a bath and overhead shower serves the other three bedrooms.

Externally, the property boasts an attractive front aspect with a walkway leading to the main entrance through a well-maintained garden. There is also a driveway offering off-street parking for one car as well as a carport. The property features an immaculate enclosed rear garden with both paved and lawned areas, along with a shed for additional storage.



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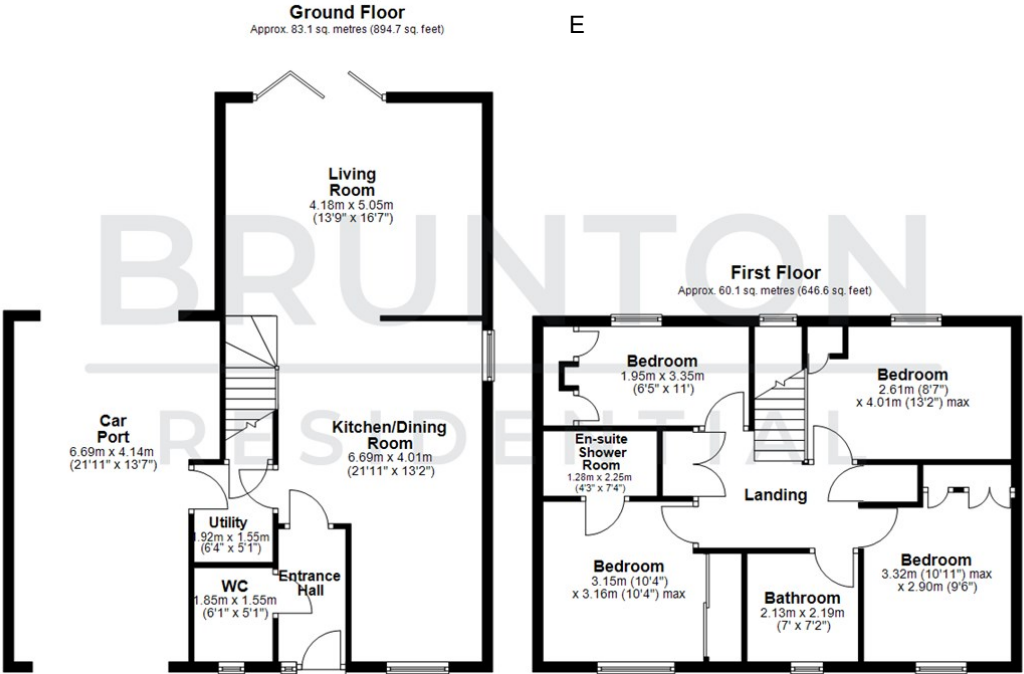
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TENURE : Freehold

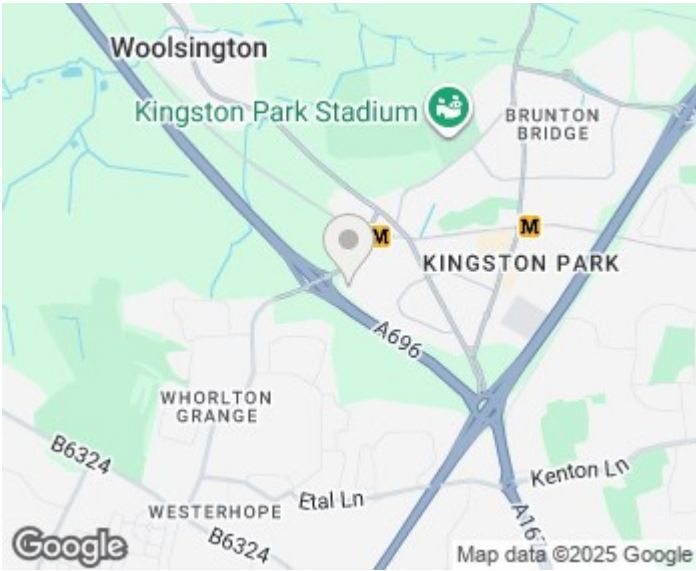
LOCAL AUTHORITY : Newcastle CC

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		93
(81-91) B	84	
(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	