

BRUNTON
RESIDENTIAL



YEADON COURT, KINGSTON PARK, NEWCASTLE UPON TYNE

Offers Over £315,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





DETACHED HOME - FANTASTIC GARDENS - CORNER PLOT

Brunton residential are delighted to offer this detached home located on Yeadon Court in Kingston Park. This home is positioned in the corner of a quiet cul-de-sac, it has a driveway with garage and is not overlooked.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Brunton residential are delighted to offer this detached home located on Yeadon Court in Kingston Park. This home is positioned in the corner of a quiet cul-de-sac, it has a driveway with garage and is not overlooked.

Kingston Park is a highly popular area, well known for its vast shopping facilities, excellent schooling, local metro station and major road links.

Accommodation briefly comprises; entrance hallway, a large lounge with bay window to the front. The lounge is open plan to large family kitchen area, it has a range of spaces including a formal dining space with French doors over the rear gardens, a relaxing area and a food preparation area. The kitchen offers a range of modern wall and floor units with coordinated work surfaces, there is access to a garage which offers a further utility space.

The first floor consists of a master bedroom with bay window to the front, a second bedroom which is of similar size and a third bedroom which would make for a great nursery or office. The bathroom has been recently fitted to offer a stunning walk in shower facility with fitted units and tiled walls.

Externally there is a fantastic South West facing garden to the rear, as the property sits on a corner plot, the gardens are extra wide, they are laid mainly to lawn with a large paved area with planted boarders and fenced boundaries. To the front is an extra wide driveway which leads to an integral garage.



BRUNTON

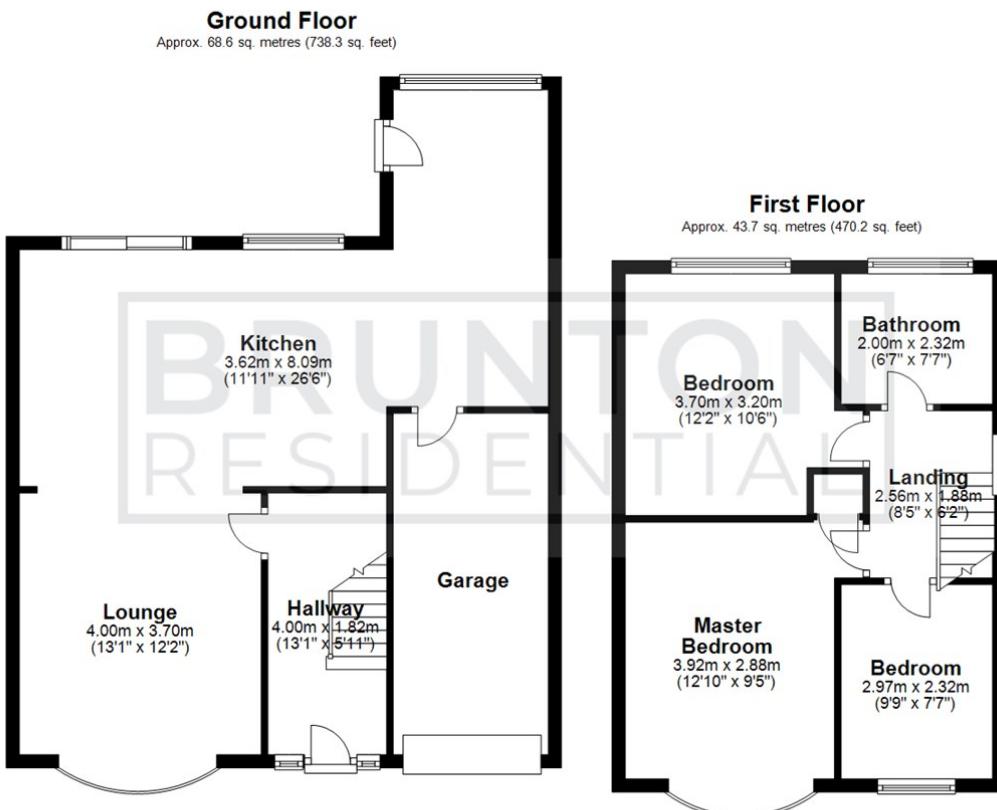
RESIDENTIAL

TENURE : Freehold

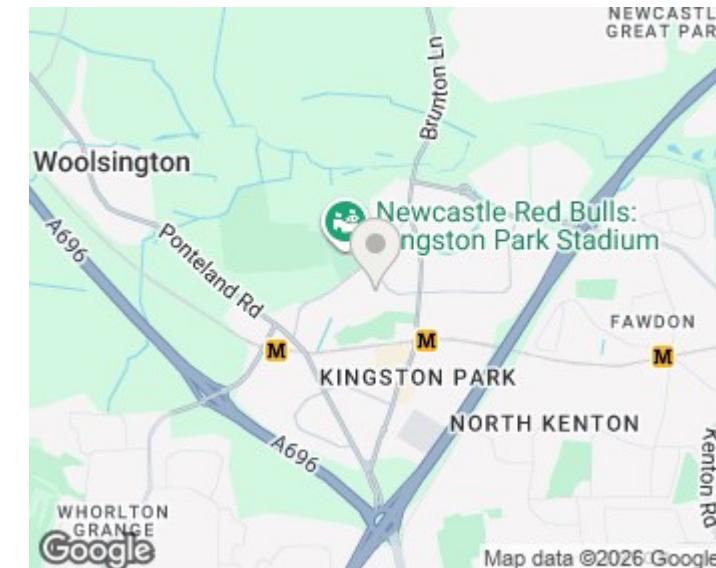
LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



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		
(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		