

# BRUNTON

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## RESIDENTIAL



**YEADON COURT, KINGSTON PARK, NEWCASTLE UPON TYNE**

**Offers Over £315,000**



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### 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.



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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 borders and fenced boundaries. To the front is an extra wide driveway which leads to an integral garage.





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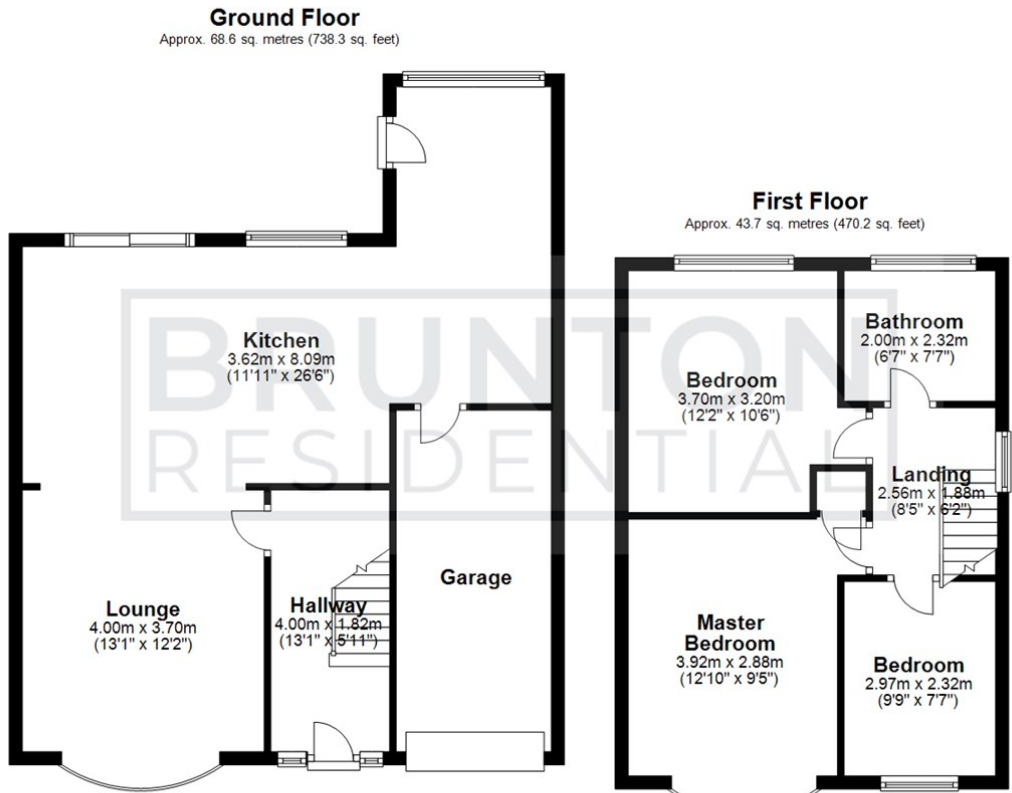
## RESIDENTIAL

TENURE : Freehold

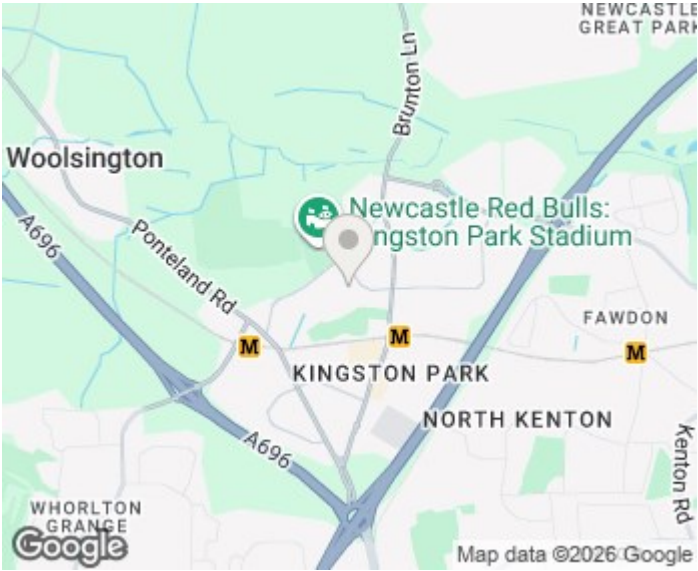
LOCAL AUTHORITY :

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) <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		
EU Directive 2002/91/EC		
England & Wales		

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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