

# BRUNTON

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## RESIDENTIAL



**CRANWELL COURT, KINGSTON PARK, NE3**

**Offers Over £265,000**

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Situated within a consistently popular residential area of Newcastle upon Tyne, this extended four bedroom family home offers spacious and well balanced accommodation, combining generous living areas with practical family focused features throughout. The property has been thoughtfully enhanced to create additional bedroom space while retaining excellent reception areas and a desirable south facing rear garden.

The accommodation is centred around an impressive full depth lounge/diner stretching from the front to the rear of the property, creating a bright and versatile space for both everyday living and entertaining. An enlarged kitchen, created through extension into the former utility area, provides excellent functionality, while the addition of a substantial fourth bedroom with en-suite facilities enhances the flexibility and appeal of the home.

Cranwell Court enjoys convenient access to local schools, amenities, transport links and surrounding green spaces, making it a highly desirable location for families seeking both comfort and convenience.

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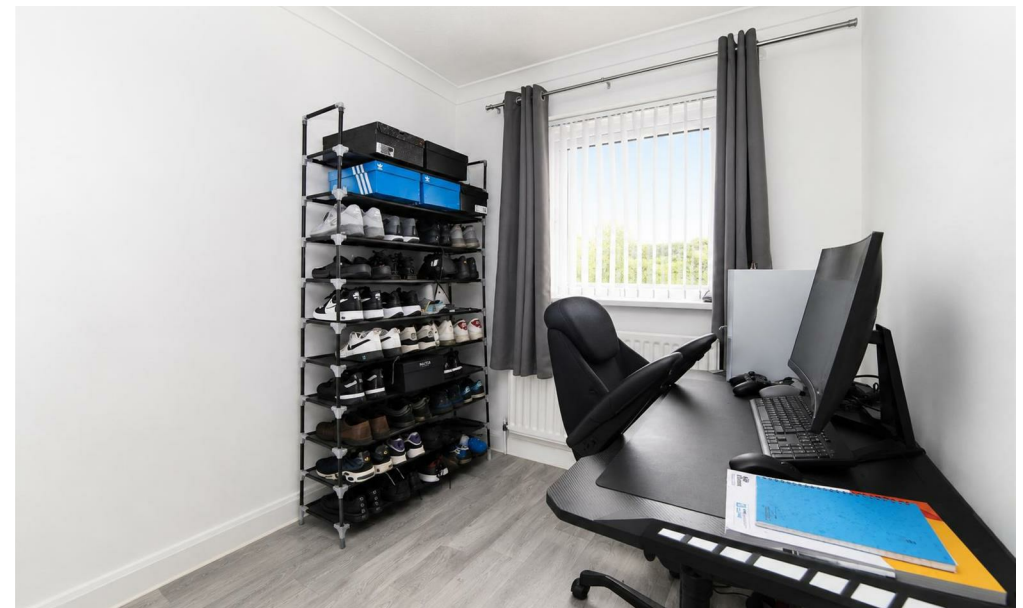
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The internal accommodation comprises: an entrance hallway leading through into a spacious full depth lounge/diner extending from the front to the rear of the property. This impressive reception space enjoys excellent natural light and provides an ideal setting for both family life and entertaining. Positioned to the rear is the extended kitchen, which has been enlarged through incorporation of the former utility space to create a more practical and generous layout. The kitchen also benefits from direct access onto the rear garden alongside integral access into the garage.

To the first floor, the original accommodation provides three well proportioned bedrooms and a family bathroom. In addition, the property has been extended above the garage and former utility area to create a substantial fourth bedroom complete with en-suite facilities.

Externally, the property benefits from a double driveway providing off street parking and access to the integral garage. To the rear is a south facing garden designed for ease of maintenance, enjoying a pleasant outlook and gated rear access.



# BRUNTON

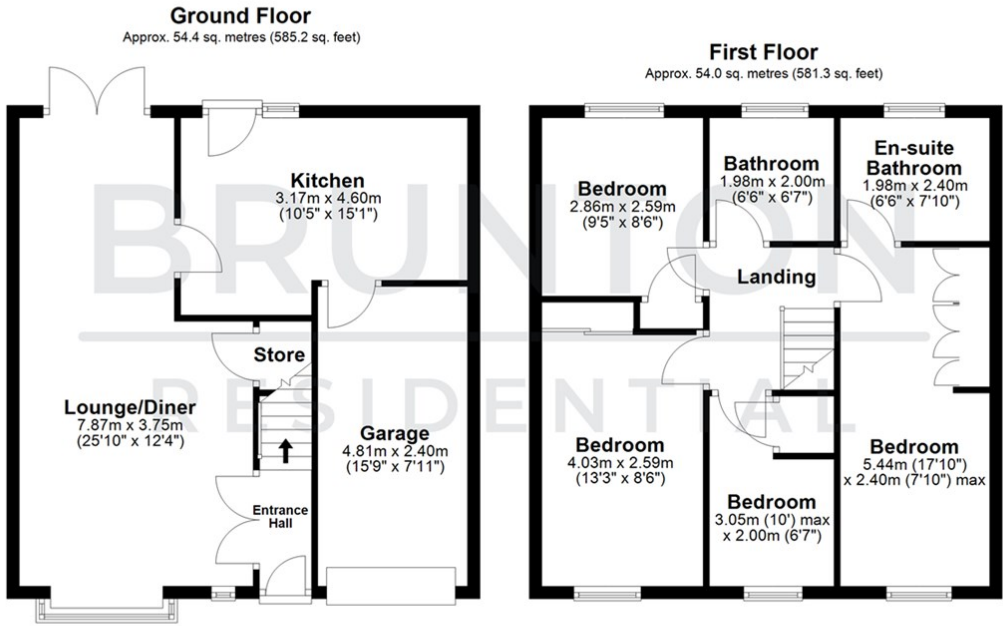
## RESIDENTIAL

TENURE : Freehold

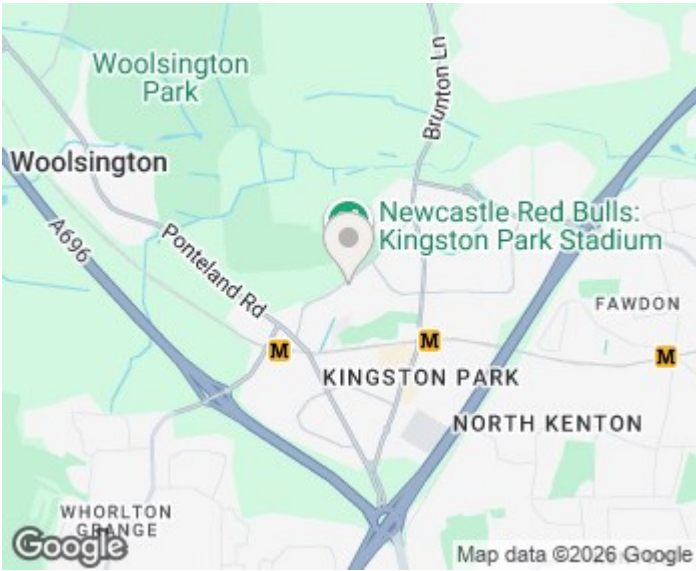
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 108.4 sq. metres (1166.4 sq. feet)



| 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 |         |           |
|                                             | 66      | 80        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |