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ASCOT WALK, KINGSTON PARK, NE3

Offers Over £200,000


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Well-presented two-bedroom semi-detached family home, with an extended kitchen, converted garage, and landscaped rear garden.

Situated on a quiet residential estate in Kingston Park, this extended home offers well-presented accommodation with the added benefit of a converted garage, providing valuable additional reception space and flexibility for a range of buyers. The extended kitchen incorporates a dining area and modern fitted units, while two double bedrooms and a family bathroom are positioned on the first floor. With a driveway, lawned front garden and landscaped rear garden, the property makes excellent use of its available space and is particularly well suited to first-time buyers seeking a home they can move straight into.

Kingston Park offers a convenient setting, with a range of local shops, supermarkets, cafés and everyday amenities nearby. Kingston Park Metro station and multiple bus routes provide access to Newcastle city centre and surrounding areas, while the A1 is also readily accessible for commuting further afield. The wider area offers a choice of schools, leisure facilities and green spaces.

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The internal accommodation comprises: A welcoming entrance porch with an internal door leading through to the main living room. This is a good-sized reception space, with the staircase to the first floor positioned towards the rear. There is also access to the extended kitchen and a separate door leading into the converted garage. The garage has been converted to provide a particularly useful additional reception room, offering flexibility for a variety of uses, including an additional sitting room, home office, dining room or bedroom.

To the rear, the extended kitchen is fitted with an attractive range of wall and base units, complemented by an integrated dishwasher There is also provision for a washing machine and tumble dryer. The layout incorporates a dining area upon entering the kitchen/diner, with the main kitchen positioned beyond. Doors open directly onto the rear garden, creating a practical connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to two well-proportioned double bedrooms, positioned to the front and rear aspects, both offering ample space for bedroom furniture. The family bathroom is attractively presented, with grey tiling across three walls, a bath with shower over, WC and wash hand basin.

Externally, the property benefits from a front driveway providing off-street parking for one vehicle, alongside a lawned front garden. To the rear, the landscaped garden offers a low-maintenance outdoor space, with a paved patio providing room for seating and entertaining, complemented by artificial grass through the central section. The garden enjoys a favourable orientation, allowing it to benefit from a good amount of sunshine, and also features a rear gate providing access to the lane.





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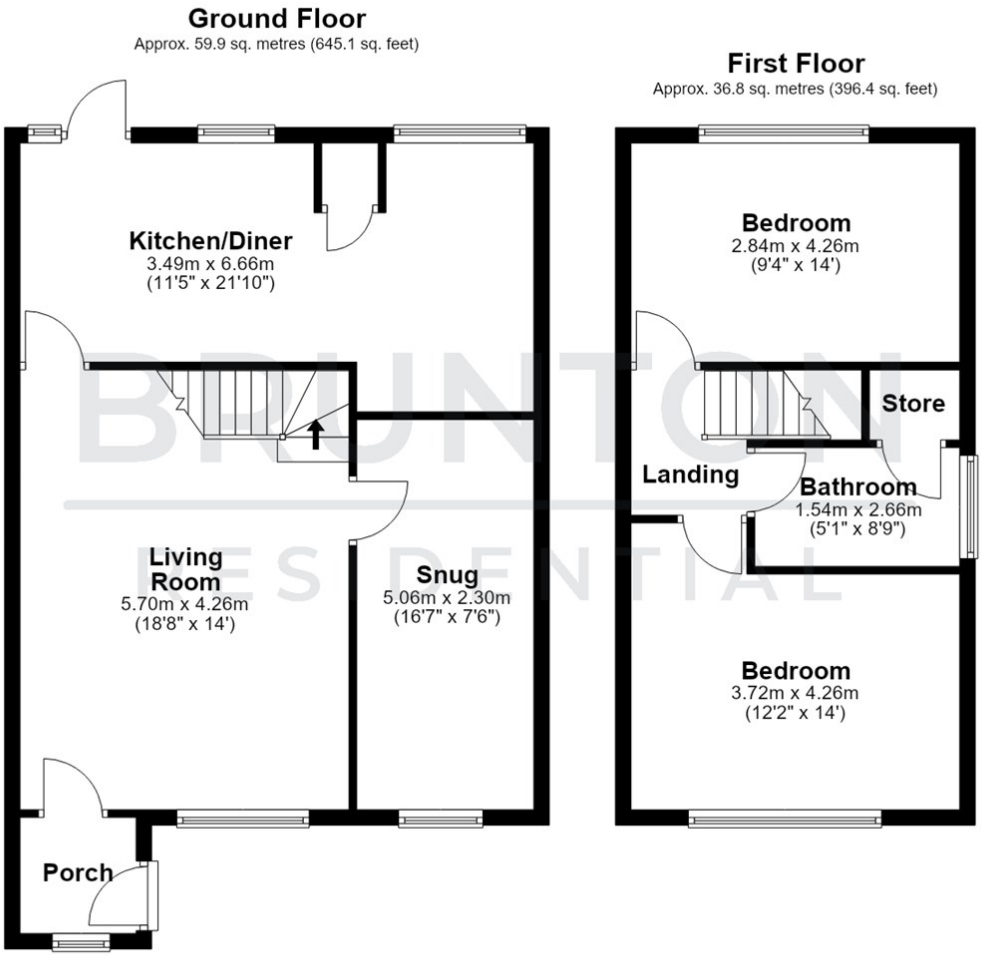
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 96.8 sq. metres (1041.4 sq. feet)

