



36 Falcon Way

Kenton Bank Foot



SANDERSON
YOUNG





36 Falcon Way Kenton Bank Foot, NE13 8AJ

Beautifully Presented Semi Detached Family Home Built by Taylor Wimpey in 2022 Boasting Three Bedrooms, Two Bathrooms, Large Living Room, Open Plan Kitchen/Diner, South Facing Garden & Off Street Parking for Two Vehicles!

This stunning semi detached home is ideally located within the new Woolsington Grange development in Kenton Bank Foot. Woolsington Grange, which is just tucked off from Brunton Road, is ideally located close to beautiful walks, local schools and amenities, as well as fantastic transport links with the A1 just a short drive away and Bank Foot Metro Station only a 2-minute walk away.

Price Guide:
3 2 2 B
Offers Over £300,000





The property, which was only constructed in 2022, briefly comprises: Entrance hall | Living room placed to the front | Downstairs WC | Fantastic open plan kitchen/diner with bespoke cabinetry and integrated appliances.

The stairs then lead up to the first floor and onto two bedrooms | Bedroom two is a good size double with fitted wardrobes | Bedroom three is a $\frac{3}{4}$ room/study | Family bathroom with three piece suite | The stairs then continue up to the second floor and onto a fantastic principal suite with vaulted ceilings and an ensuite shower room WC.

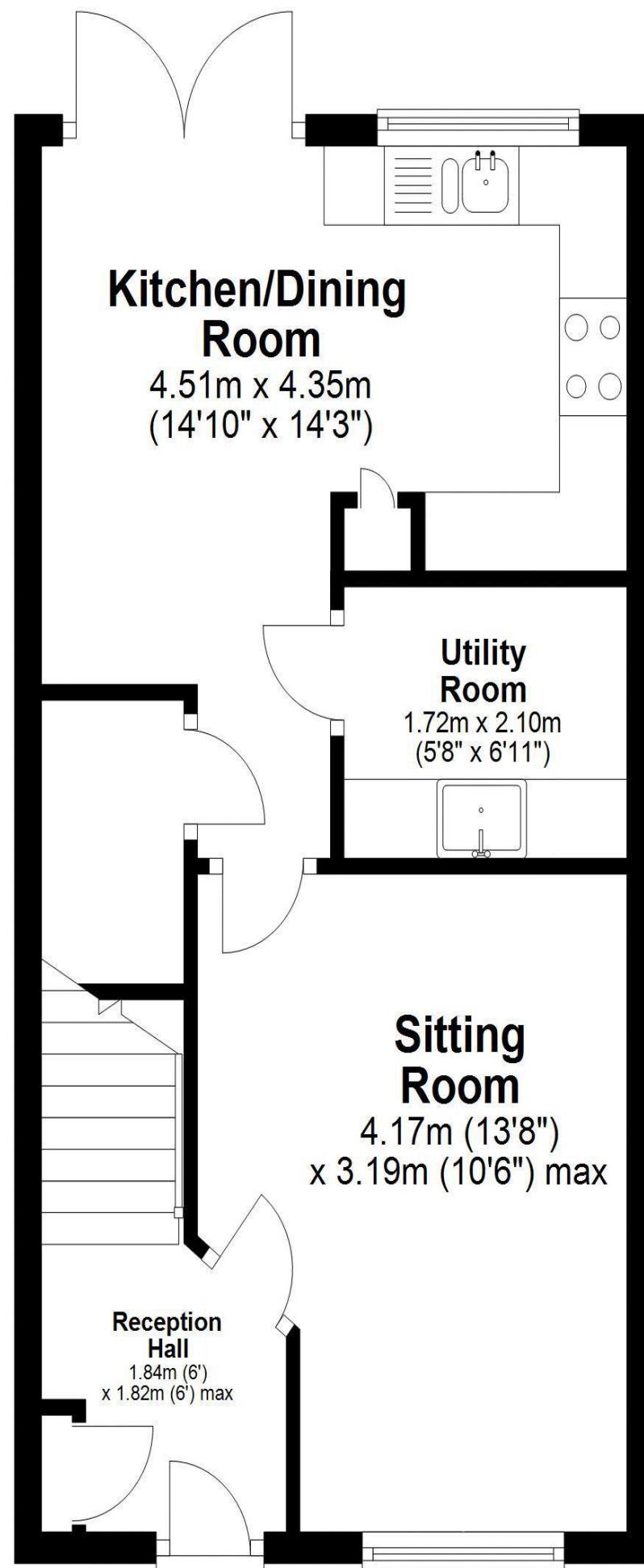
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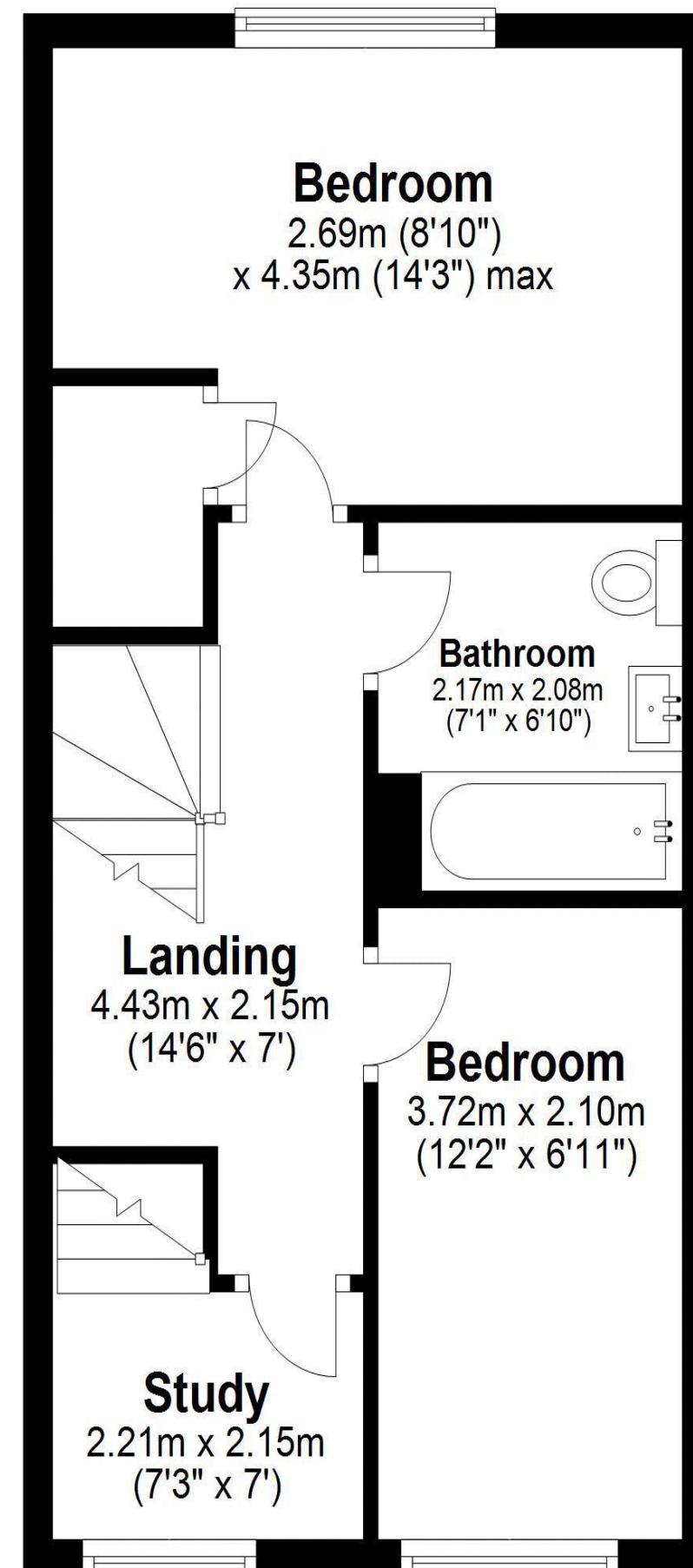
Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



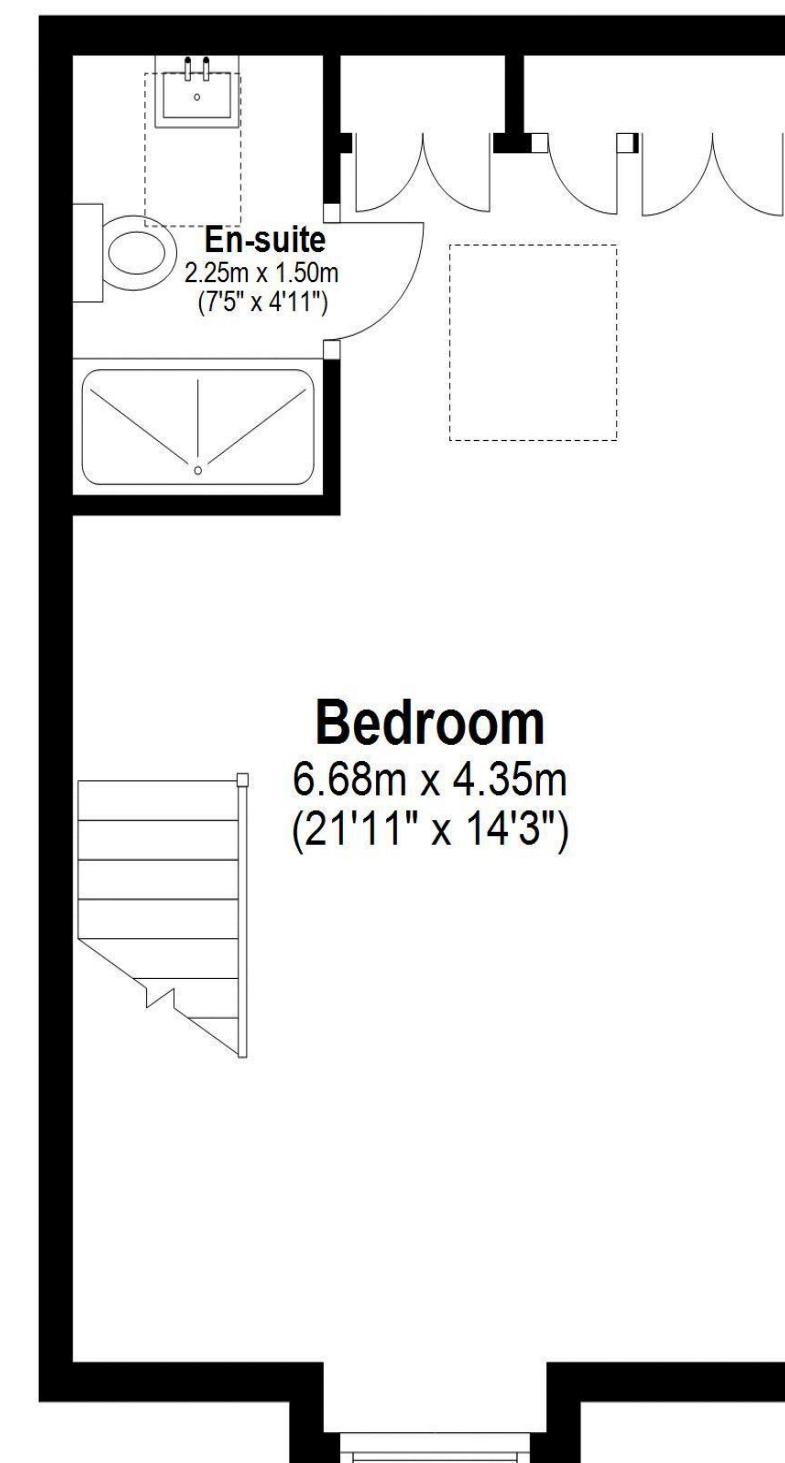
First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



Second Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



Externally, the property offers off street parking for two vehicles to the front, as well as a lawned front garden. To the rear is a fantastic south facing garden which is laid predominantly to lawn and enjoys the sun all day round.

The garden also benefits from a paved patio area which is ideal for alfresco dining in the warmer months. Impeccably presented both internally and externally, this new build home simply demands an early inspection and early viewings are deemed essential.

Services: Mains; Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating B

Total area: approx. 105.8 sq. metres (1139.2 sq. feet)

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