



7 Broadfield Meadows

Kenton Bank Foot



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7 Broadfield Meadows Kenton Bank Foot, NE13 8BB

Stylish Five Bedroom, Modern Detached Family Home, Boasting Two Reception Rooms, Kitchen/Breakfast Room, Utility Room, Family Bathroom plus Two Ensuites, Off Street Parking for Three Vehicles, Integral Double Garage, South Facing Rear Gardens & Impressive Detached Garden Studio with Cinema, Bar and Games Area.

This superb modern detached family home enjoys an enviable corner plot position and is ideally positioned on the desirable and highly sought after Kenton Bank Hall development which was constructed by Taylor Wimpey homes back in 2019.

The property itself is located on Broadfield Meadows, which offers direct access to excellent transport links with Kenton Bank Foot Metro Station placed only a few minutes' walk away offering superb links into Newcastle City Centre, Gosforth and Newcastle Airport. Kenton Bank Foot is perfectly placed to provide easy access into Kingston Park with its excellent array of shopping facilities, outstanding primary school, Newcastle Falcons Rugby Club and is also situated close to Woolsington, Ponteland and the A1 providing great road links throughout the region.

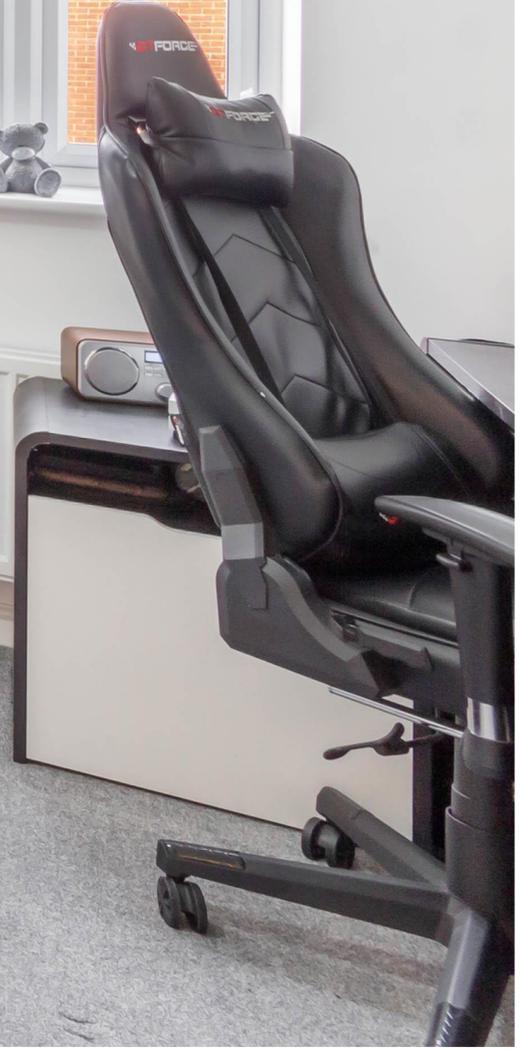
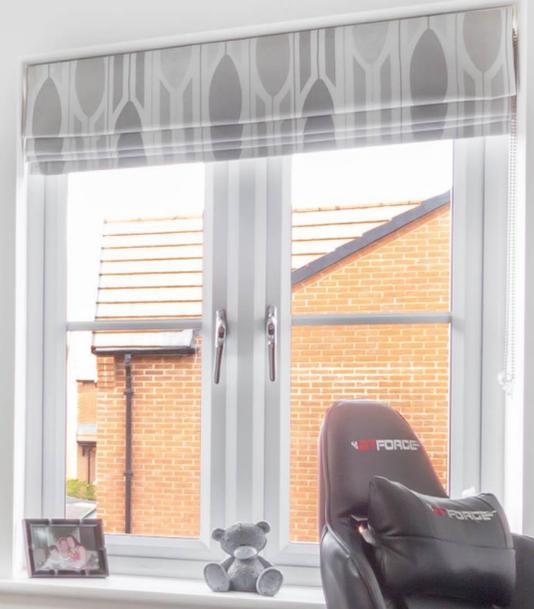
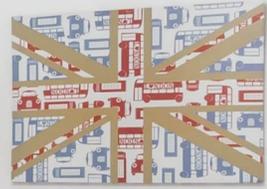
Price Guide:

Offers Over £525,000

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The property, which has been built in brick under a pan tiled pitched roof, benefits from lovely uPVC double glazed windows, cctv and is full alarmed.

The internal accommodation comprises: Entrance hallway with ground floor guest WC and store, with staircase leading to the first floor | Dining room/family room with window overlooking the front gardens and double doors to the hallway | The sitting room is located to the rear of the property with doors leading out onto the rear terrace and gardens | Well presented kitchen/breakfast room, with built in appliances, quartz worktops and French doors leading to the rear terrace and gardens | Separate utility room.

The stairs then lead up to the first floor landing with store cupboard and gives access to five good sized bedrooms | The principal bedroom is generous in size and enjoys fitted wardrobes and access to an ensuite shower room with WC | The other four bedrooms are all doubles, with bedroom two also enjoying a second ensuite shower room with WC and fitted wardrobes | Family bathroom with three piece suite.



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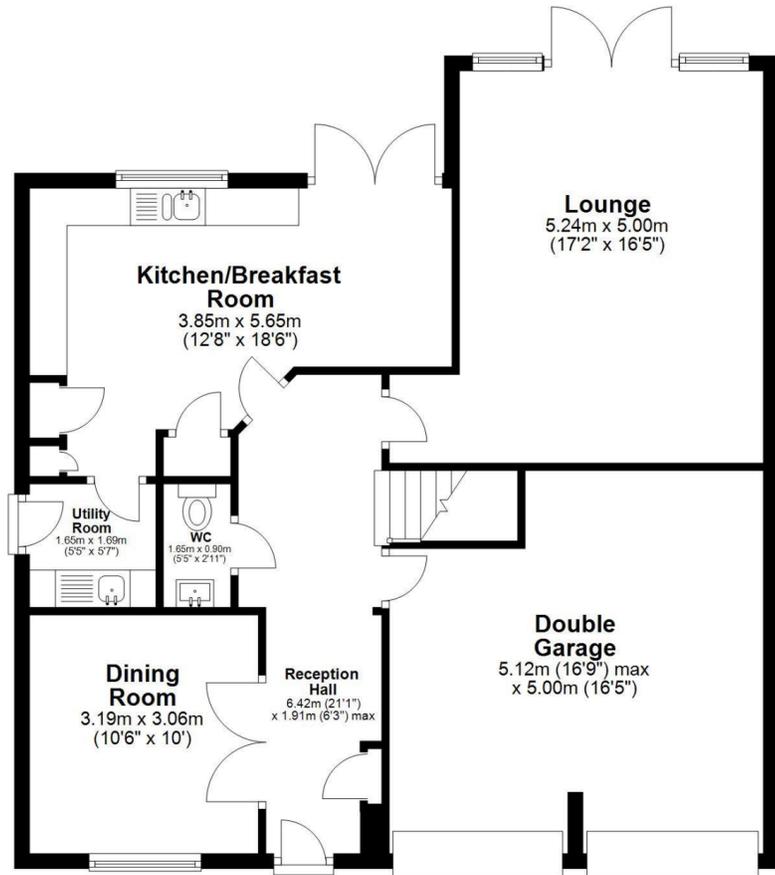




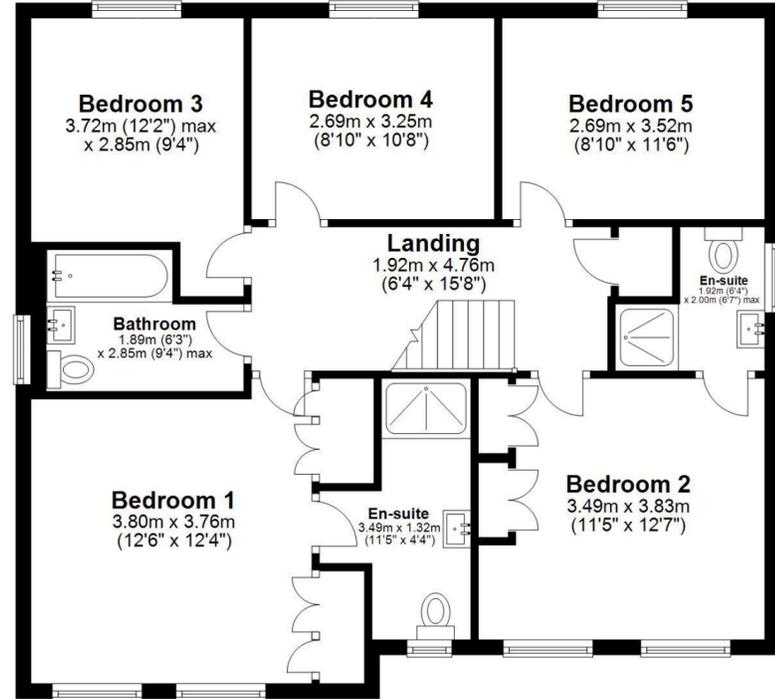
Games Room
Approx. 24.8 sq. metres (266.7 sq. feet)



Ground Floor
Approx. 93.6 sq. metres (1007.5 sq. feet)



First Floor
Approx. 84.1 sq. metres (905.2 sq. feet)



Total area: approx. 202.5 sq. metres (2179.3 sq. feet)

Floor Area Includes Games Room

Plan produced using PlanUp.

7 Broadfield Meadows, Kenton Bank Foot

Externally, the property offers a small front garden with a block paved, three car driveway with access to the integral double garage. To the rear, is a beautiful, low maintenance landscaped south facing garden, that has been laid with premium artificial turf, paved patio seating and entertaining areas, with fenced boundaries.

The rear garden also offers access to a useful and additional store area that is located to the side of the property that provides a large garden store.

The current owner has recently installed a superb, detached garden studio, which is immaculately presented and generous in size, and offers a wonderful entertainment space with fitted bar area, feature lighting, cinema system and bi-folding doors leading onto the terrace and gardens. This excellent addition is an extremely versatile space and is ideal for those with teenage children or could easily be utilised as a home office should it be desired. The garden studio offers tiled flooring with a glazed atrium.

The property also has the benefit of being wired with Cat 5 & 6 cables for maximum Wi-Fi speeds throughout the whole property.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating B



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