



# Ivy House, 14 Main Road

Kenton Bank Foot



SANDERSON  
YOUNG









Ivy House  
14 Main Road, NE13 8AB

Ivy House is a substantial, stone-built detached family home that is ideally positioned on the corner of Main Road and Brunton Road in the desirable area of Kenton Bank Foot.

The property enjoys a generous site and offers an abundance of accommodation which is laid out over three floors. Kenton Bank Foot is perfectly located to offer easy access into Ponteland, Gosforth and Newcastle City Centre. The property is located close to excellent local schooling and transport links with Kenton Bank Foot Metro Station only a short walk away and Newcastle Airport and the A1, offering excellent links throughout the region.

Price Guide:

Offers Over £595,000  
5 3 3 D







The internal accommodation comprises: Lobby with ground floor guest WC | Entrance hall with stairs leading to the first floor, under-stairs store cupboard and access to the front lobby (original entrance) | Large lounge with fireplace and west facing window | Sitting room, again with west facing window and fireplace | Dining Room/reception room three | Kitchen/breakfast room with integrated appliances and free standing range cooker.

The stairs then lead up to the first floor landing and give access to three good sized double bedrooms | The principal suite enjoys a large en-suite bathroom with four piece suite including a jacuzzi bath and wet room shower area | Bedroom two, again is another double with west facing window and door leading to mezzanine | Bedroom three is a smaller double room with dual aspect windows | Family bathroom with three piece suite.

The stairs continue up to the second floor landing and give access to two further substantial double bedrooms and a shower room with three piece suite. This floor is ideal for those with older children or for visiting relatives.



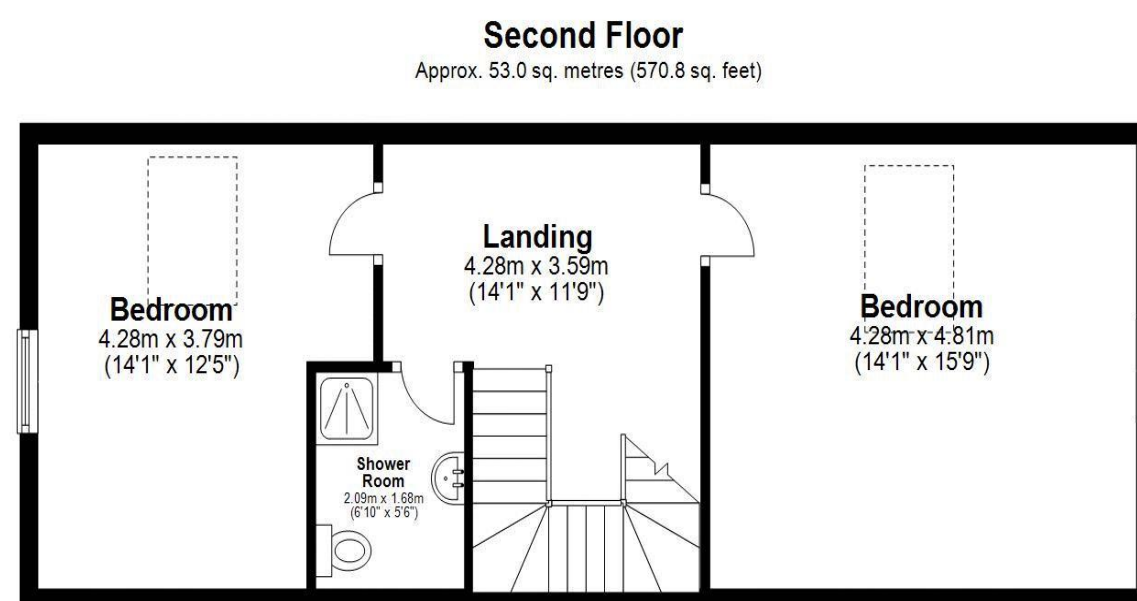
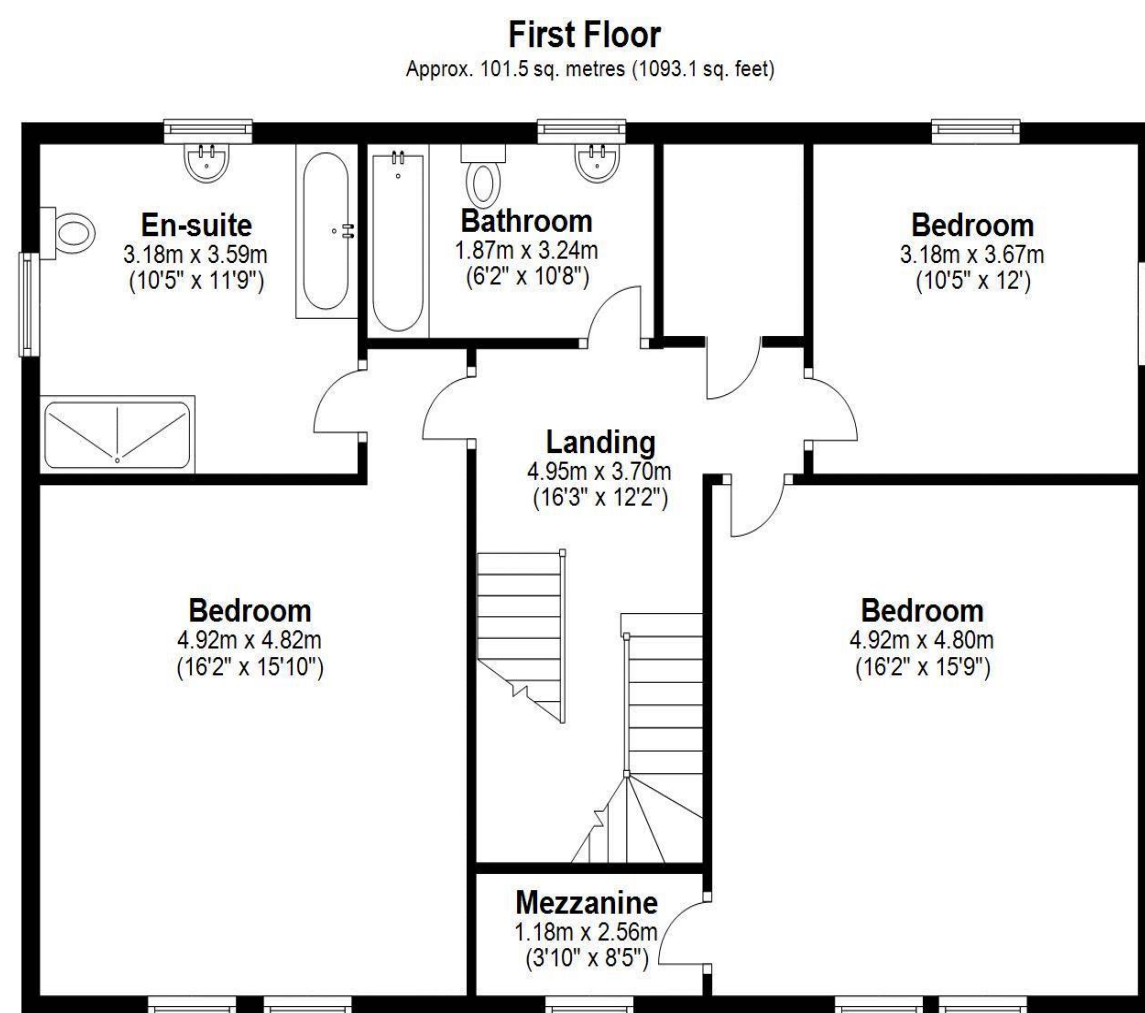
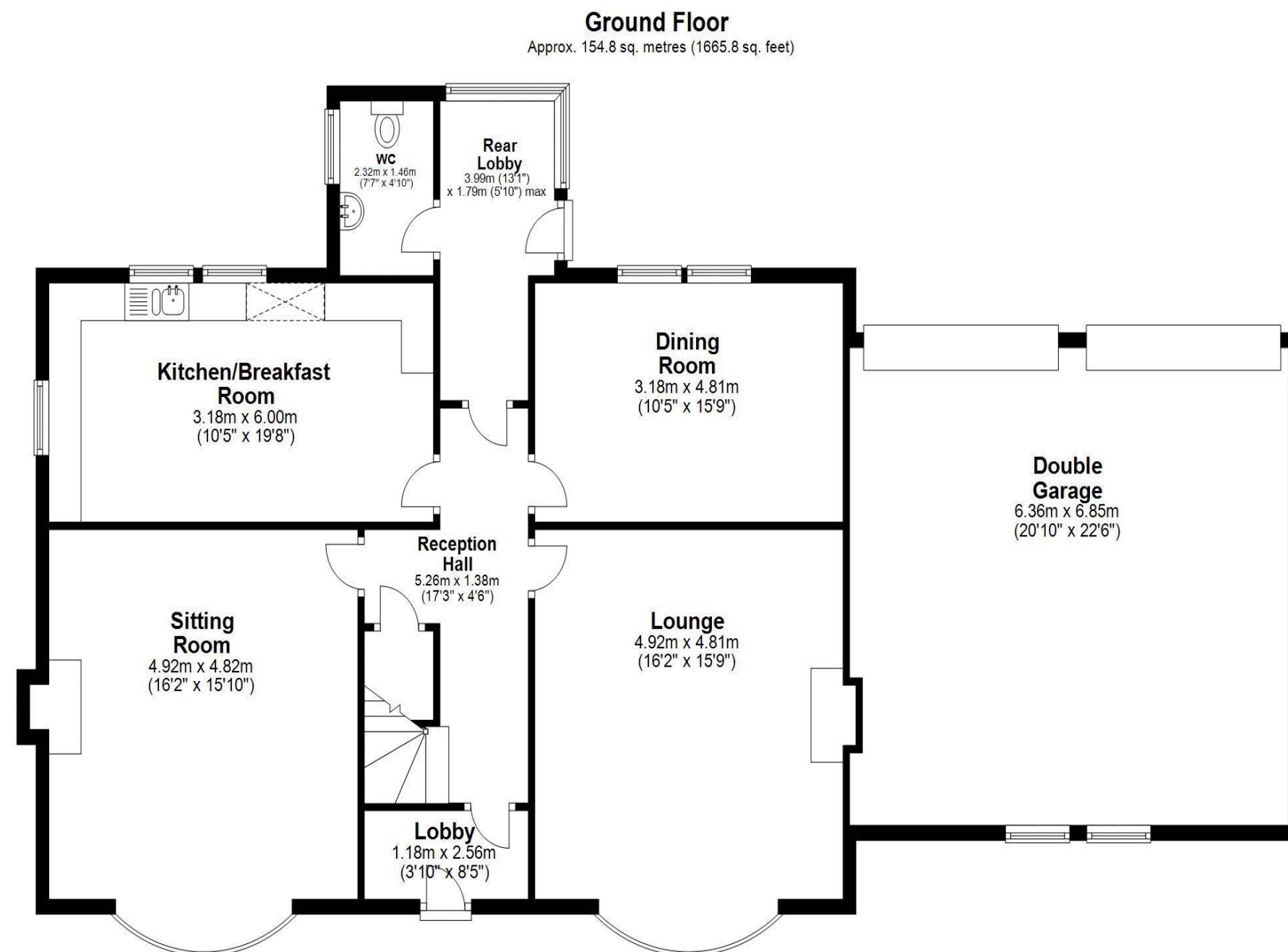
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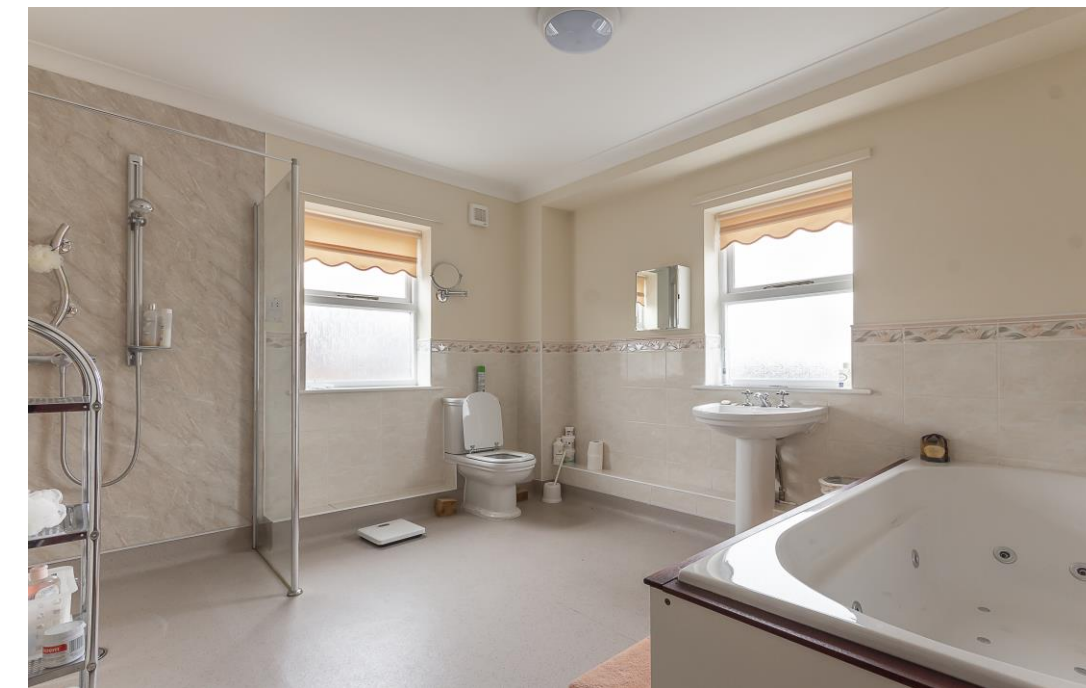








Total area: approx. 309.3 sq. metres (3329.6 sq. feet)  
**14 Main Road, NEWCASTLE UPON TYNE**



Externally, the property enjoys a large garden site that extends to approximately 0.25 acres and is accessed via a long driveway that leads up to the rear of the property from Brunton Road and gives access to a large double garage with dual electronic up and over doors, light and power.

The main gardens are located to the south and east of the property and are laid predominantly to lawn with fenced and hedged boundaries, three large trees and well stocked borders. The lawns continue around to the front of the property with walled boundaries and wrought iron railings. To the west of the Ivy House is a second enclosed family garden area with a greenhouse, paved patio and raised beds.

Priced to reflect some decorative modernisation, this is an excellent opportunity to purchase a generous family home in this increasingly desirable residential area and is perfect for those with growing families.

Double glazed throughout, with gas central heating, early viewings are deemed essential.

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



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