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HAWK CHASE, KENTON BANK FOOT, NE13

Offers Over £345,000

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Attractive four-bedroom detached family home on Hawk Chase in Kenton Bank Foot, Newcastle Upon Tyne, built by Taylor Wimpey to the Amersham design. The property occupies an enviable plot, with a particularly substantial west-facing rear garden and generous, well-proportioned accommodation.

The bright and contemporary interiors provide an excellent setting for modern family life, with the spacious lounge and impressive kitchen/diner creating comfortable and sociable living areas. Four well-sized bedrooms include a master bedroom with en-suite, while the substantial rear garden, attached garage and driveway provide further practical benefits.

Kenton Bank Foot offers an excellent balance of suburban living and convenient access to Newcastle city centre. Bank Foot Metro Station is approximately 0.2 miles away, providing direct connections towards Newcastle and Newcastle International Airport, while Kingston Park Retail Park offers a wide range of shops and everyday amenities. Local schooling includes Kingston Park Primary School and Kenton School, with the A1 also readily accessible for commuting throughout the region.

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The internal accommodation comprises: An entrance vestibule leading into the welcoming hallway, with stairs rising to the first floor and access to the principal ground-floor rooms. The spacious lounge is positioned to the right and benefits from a forward-facing window, creating a bright and comfortable reception space. Useful understairs storage is also provided.

To the rear of the property is the impressive kitchen/diner, creating a generous open-plan space for both everyday family life and entertaining. The kitchen is fitted with a contemporary range of white wall and base units, contrasting work surfaces and integrated appliances, with a central dining area providing ample space for a family table. Full-width French doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space.

The first floor provides four well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms provide excellent flexibility for family members, guests or home working. The family bathroom is fitted with a three-piece suite comprising a bath with an overhead shower and glass screen, a pedestal wash basin and WC. The room is finished with contemporary neutral tiling and benefits from a window providing natural light.

Externally, the property occupies a particularly generous plot, with a front garden and driveway providing access to the attached garage. The west-facing rear garden is a notable feature, with a decking immediately outside the French doors leading onto a substantial lawn. The size of the garden is particularly impressive for the development and provides an excellent setting for outdoor dining, entertaining and family enjoyment.



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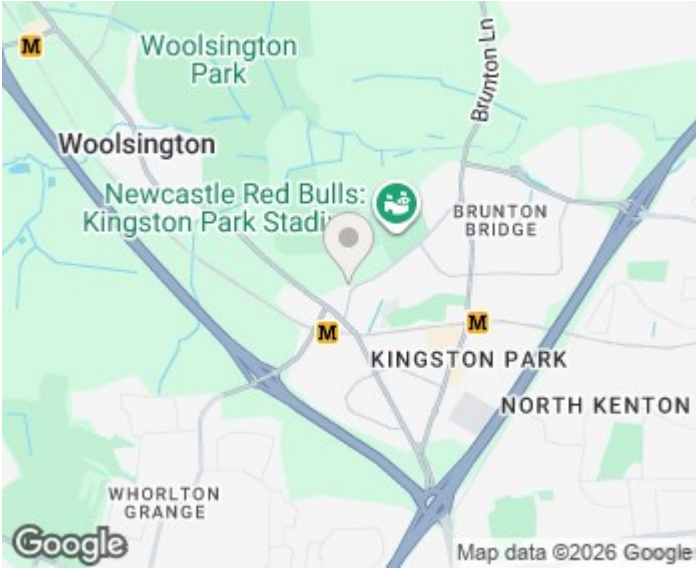
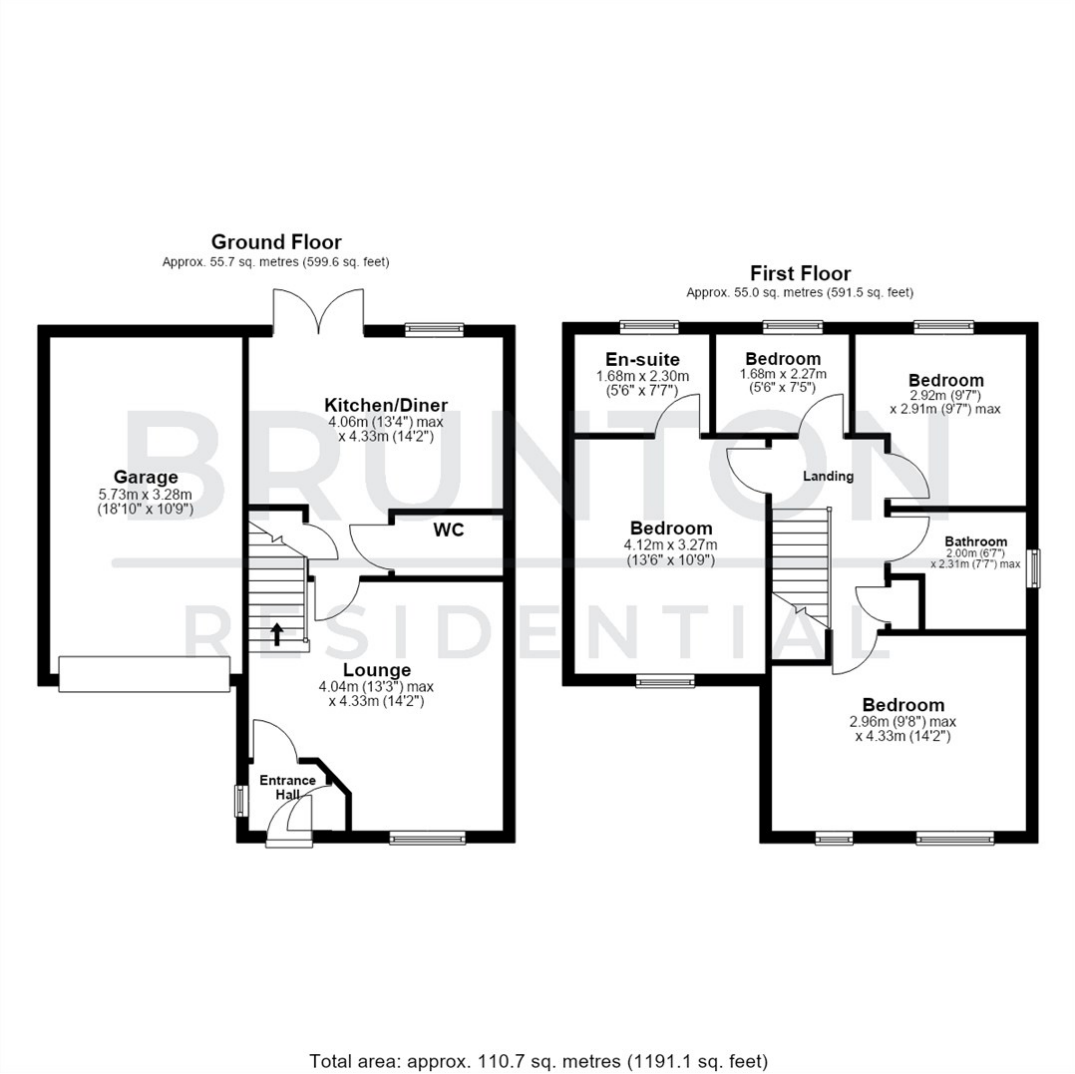
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		