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**WINDSOR COURT, KINGSTON PARK, NE3**

Offers Over £210,000


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Well-presented three-bedroom semi-detached home, with a newly installed kitchen, conservatory and private south-facing garden.

Occupying a particularly desirable position at the head of a cul-de-sac, this attractive home offers well-presented accommodation ideally suited to first-time buyers, couples or families. The ground floor features a comfortable lounge, with upgraded full-glazed double doors connecting through to the newly installed kitchen/diner, creating a bright and welcoming living space. French doors lead through to the conservatory, which provides further access to the landscaped rear garden. To the first floor are three bedrooms and the family bathroom. Externally, the property benefits from a newly installed block-paved double driveway, garage and a private south-facing garden backing onto trees.

Situated in Kingston Park, the property is conveniently placed for a range of local amenities, including the Kingston Park retail park and its selection of shops, supermarkets and everyday conveniences. Nearby Gosforth and Newcastle city centre offer a wider choice of shopping, cafés, restaurants and leisure facilities. Kingston Park Metro station provides convenient connections into Newcastle and the surrounding areas, while the nearby A1 offers excellent road links.

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The internal accommodation comprises: an entrance porch leading into the inner hallway, with access to a welcoming living room positioned to the left. The living room benefits from a forward-facing window, allowing plenty of natural light into the room. Upgraded full-glazed double doors connect the lounge to the kitchen and dining space, allowing light to flow through the ground floor and creating a bright, open feel between the two reception areas. Occupying the full width of the rear of the property, the kitchen/dining room benefits from newly installed cabinetry, with French doors opening into the conservatory. The conservatory, in turn, provides access to the rear garden.

To the first floor, the landing gives access to three bedrooms, two of which benefit from built-in cupboards, as well as the family bathroom.

Externally, the property occupies a desirable position at the head of a cul-de-sac. To the front, a newly installed block-paved driveway provides off-street parking. The south-facing rear garden has been fully landscaped and arranged over split levels, with an Indian sandstone patio to the lower section and a lawn to the higher level. Backing onto trees, the garden enjoys a high degree of privacy. The property also benefits from a detached garage in a nearby block.





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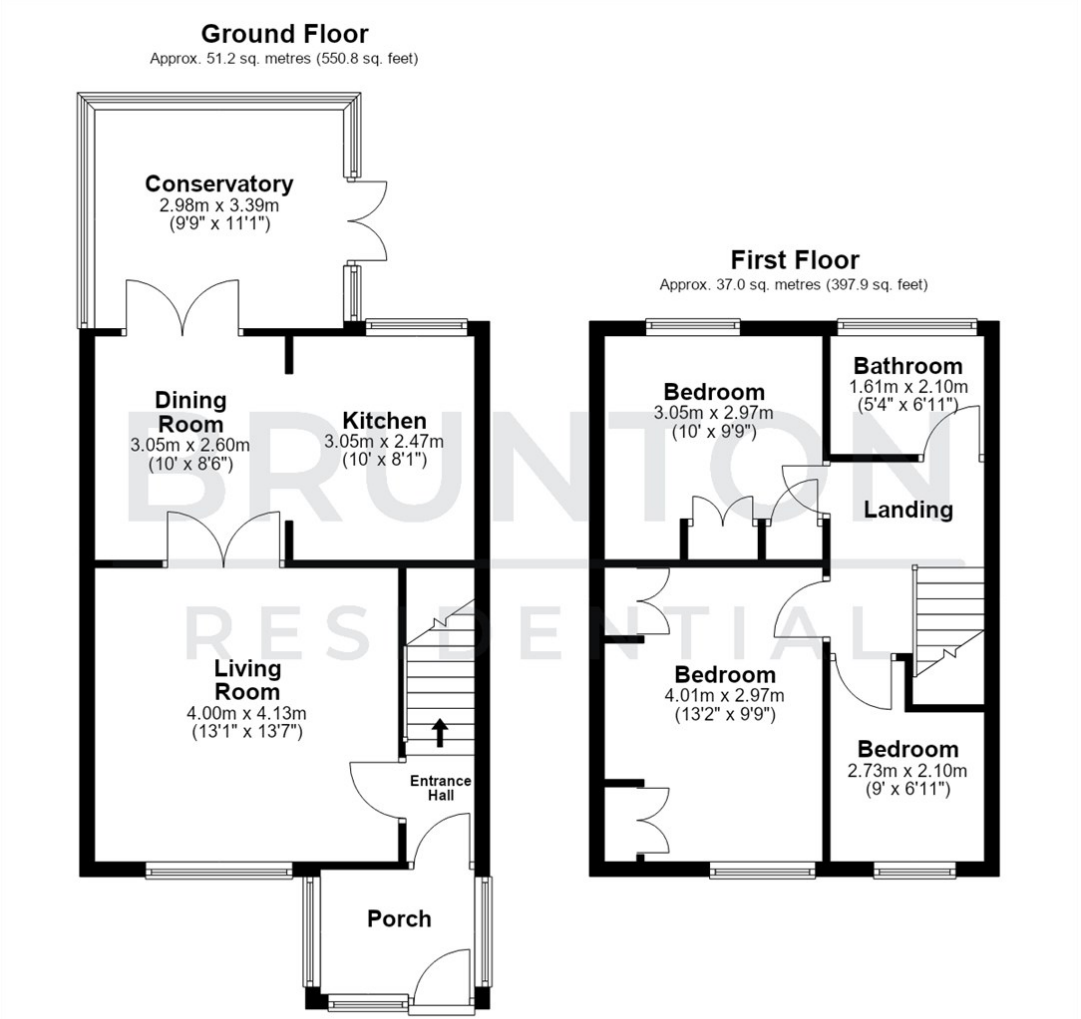
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C




Total area: approx. 88.1 sq. metres (948.6 sq. feet)

