



Broadfield Meadows | Kenton Bank Foot | NE13

**£440,000 Offers Over**

This immaculate four-bedroom detached house is for sale in Kenton Bank Foot, Newcastle upon Tyne, offering well-planned accommodation ideal for families.

**RMS** | Rook  
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**DETACHED FAMILY HOME**

**SPACIOUS OPEN PLAN LIVING**

**MODERN KITCHEN**

**TWO EN-SUITE BEDROOMS**

**TWO FURTHER DOUBLES**

**FAMILY BATHROOM**

**PAVED DRIVEWAY**

**LOW MAINTENANCE GARDEN**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

The heart of the home is a 26ft open-plan kitchen, dining and living area, benefiting from excellent natural light, two sets of French doors and direct access to the garden. This versatile space is well suited to day-to-day family life and entertaining. A separate reception room with large windows, a fireplace and a feature chimney breast provides an additional comfortable living area. There is also a useful ground floor WC and a utility room occupying half of the garage, adding practical storage and laundry space.

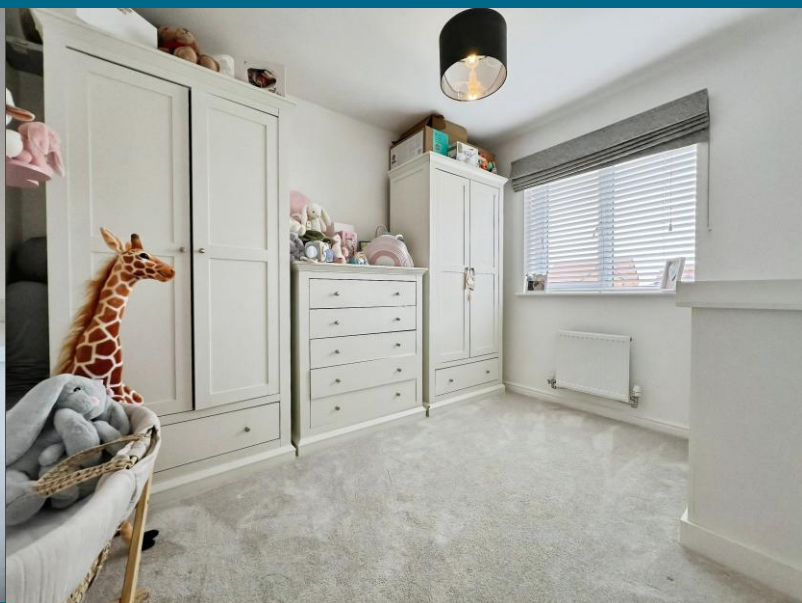
Upstairs, the master bedroom is a double with built-in wardrobes and an en-suite shower room. A second double bedroom also features built-in wardrobes and an en-suite. Two further double bedrooms are served by a modern family bathroom. The property has an EPC rating of B and falls within Council Tax Band E. An EV charging point and enclosed garden further enhance the appeal.

Kenton Bank Foot is well placed for local amenities, with shops, supermarkets and cafés available in nearby Kingston Park. Families benefit from access to local primary and secondary schools in the wider area. Kenton Bank Foot Metro station provides convenient public transport, with regular services into Newcastle city centre in around 15–20 minutes and onward connections across Tyneside. Road links via the A1 and A696 offer straightforward access to Newcastle Airport, surrounding suburbs and regional destinations.

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Living Room: 17'11" x 10'06" - 5.45m x 3.20m

Dining Kitchen: 10'01" x 26'09" - 3.08m x 8.15m

Utility Room: 7'07" x 8'05" - 2.31m x 2.57m

W.C.

Bedroom One: 15'09" (max) x 12'04" (max) - 4.81m x 3.75m

Ensuite: 5'11" x 6'08" - 1.80m x 2.03m

Bedroom Two: 13'08" (max) x 13'02" (max) - 4.16m x 4.00m

Ensuite: 6'00" (max) x 8'07" (max) - 1.83m x 2.62m

Bedroom Three: 10'01" x 9'06" - 3.07m x 2.90m

Bedroom Four: 10'01" x 8'03" - 3.07m x 2.52m

Bathroom: 6'01" x 7'06" - 1.85m x 2.29m

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: B

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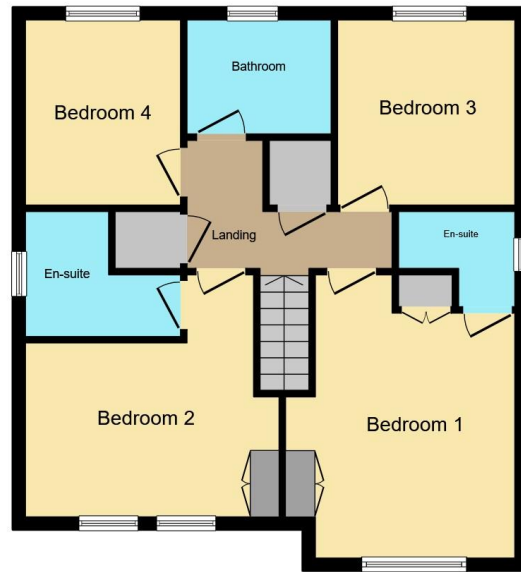
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		