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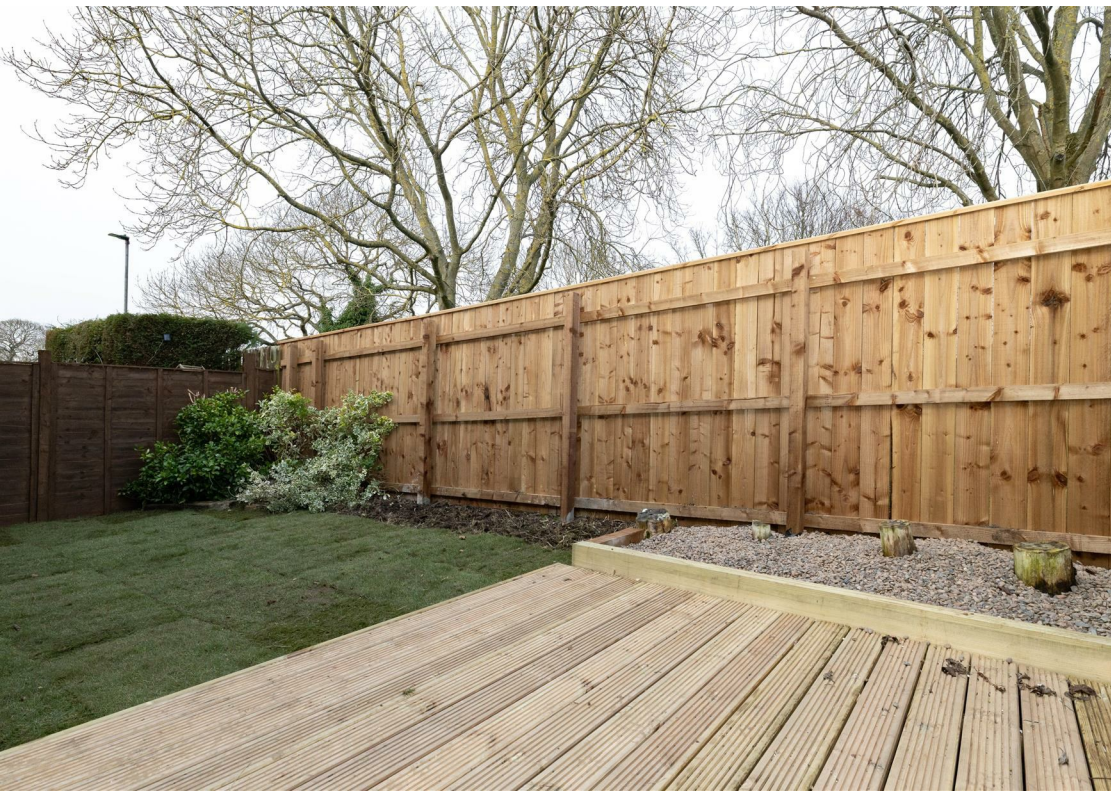


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- Immaculate Family Home
- High Specification Kitchen
- Close To Amenities
- Freehold
- Viewing Essential
- Three Double Bedrooms
- Off Street Parking
- Transport Links Nearby
- Council Tax Band \*A\*
- Call For More Information







**\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=Tzd5mSwwxuV> \*\***

This exceptional, three bedroom family home has undergone a complete and meticulous renovation, transforming it into a contemporary haven that blends modern design with practicality. Every inch of this property has been thoughtfully updated to the highest standards, ensuring that no detail has been overlooked.

The ground floor is made up of a welcoming entrance porch with WC, a high specification kitchen with stunning units, contrasting work surfaces and integrated appliances and storage, and a bright and airy open plan lounge dining room with French doors out to the rear. The first floor boasts three beautifully presented bedrooms and an opulent family bathroom WC with a four-piece suite including a double ended bathtub. Further benefits include gas central heating, double glazing, and ample storage.

Externally there is a driveway to the front for off street parking and there is a charming rear garden with decking and a lawn.

Kingston Park itself is well-equipped with local amenities, including schools, parks, leisure facilities, and shopping options, making it a convenient and attractive area. This neighbourhood offers a family-friendly environment, and the area also benefits from excellent transport links, with several bus stops nearby along with the Metro. Kenton Bank Foot station is a few minutes' walk from Honiton Court, providing easy access to Newcastle city centre and surrounding areas.

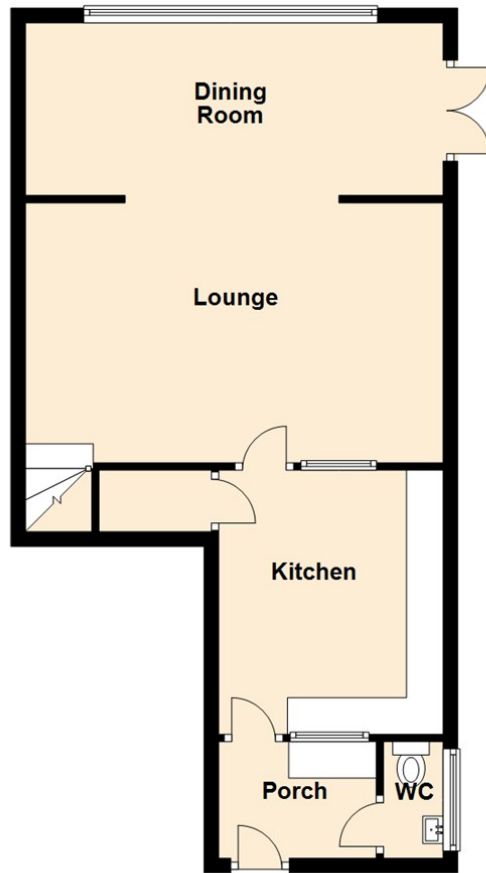
We anticipate a high level of interest on this stunning home and viewing is a must. To book yours or for more information, please call our Gosforth branch on 0191 236 2070.

#### Tenure

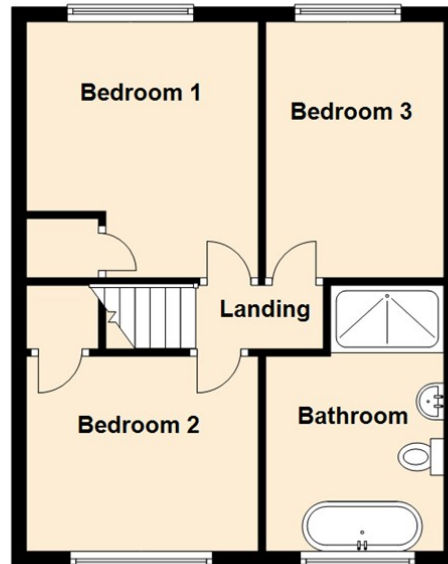
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*B\*.

**Ground Floor**



**First Floor**



Lounge 10'0" x 18'10" (3.05 x 5.76)

Kitchen 10'2" x 12'0" (3.10 x 3.68)


Dining Room 7'6" x 12'9" (2.29 x 3.91)

Bedroom One 11'0" x 11'5" (3.35m x 3.48m)

Bedroom Two 8'7" x 12'3" (2.64 x 3.75)

Bedroom Three 11'6" x 8'1" (3.51 x 2.47)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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