





4



2



2

- Popular Location
- Garage and Gardens
- Close to Amenities
- Council Tax Band *A*
- Call For More Information
- Four Bedrooms
- Two Bathrooms
- Freehold
- Viewing Recommended





This spacious, four-bedroom, semi-detached home is positioned in the highly sought after Bromley Court, a quiet residential cul-de-sac position in Kingston Park. The property will appeal in particular to the growing family.

The location is close to local amenities and facilities including the Metro station, well-regarded schools, and shopping at Kingston Park retail park.

Briefly comprising to the ground floor: - entrance porch, hallway, bright and airy lounge with a picture window, dining room with French doors out to the rear, kitchen with fitted units, complementing work surfaces, integrated oven and hob and farmhouse-style sink, and there is a handy utility room with access to the rear. To the first floor there are four good sized bedrooms, the main with an en suite and there is a modern bathroom WC with shower over the bath and storage under the vanity unit. The property also benefits from gas central heating and double glazing.

Externally there is a paved driveway to the front leading to the attached garage. There is also a charming split-level garden to the rear with a patio area and stairs leading to a lawn.

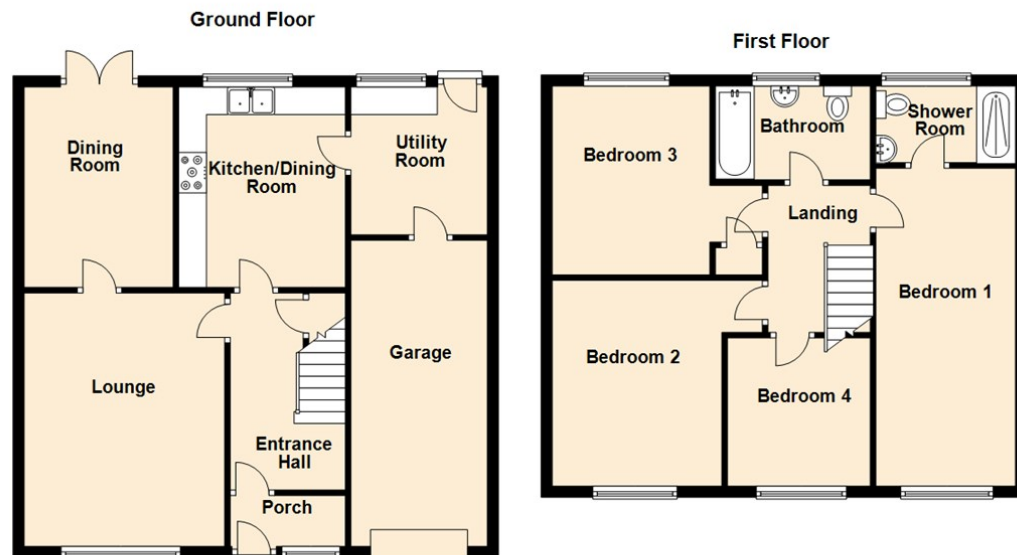
We anticipate an extremely high level of viewings on this ideal family home. To arrange yours please call 0191 236 2070.

Tenure

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

Council Tax band *C*.





Lounge 11'6" x 13'6" (3.53 x 4.14)

Dining Room 10'7" x 8'7" (3.25 x 2.63)

Kitchen 10'5" x 12'3" (3.20 x 3.74)


Utility Room 8'0" x 7'1" (2.46 x 2.17)

Bedroom One 17'3" x 8'3" (5.26 x 2.52)

Bedroom Two 9'11" x 11'11" (3.03 x 3.65)

Bedroom Three 8'11" x 10'6" (2.74 x 3.21)

Bedroom Four 8'11" x 7'10" (2.72 x 2.40)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(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 	

The difference between house and home

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