



## 4 bed detached house to buy in

Elvaston Crescent, Kenton, Newcastle upon Tyne, Tyne and Wear, NE3 3GU

# £335,000

 x 4  x 2  x 3

Tenure

**Freehold**

## Property features

- ✓ Council Tax Band D
- ✓ EPC B
- ✓ Triple Driveway
- ✓ Detached Garage
- ✓ EPC Rating B

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson offer for sale this remarkable four-bedroom detached house, brilliantly situated in this peaceful neighbourhood of Kenton, Newcastle upon Tyne. Offering a fantastic level of comfort and warmth, this property boasts three spacious reception rooms, along with a fully fitted kitchen and additional utility room each one showcasing stunning interior décor suited for modern living.

The house includes two full-size bathrooms and the benefit of downstairs WC, all finished to a high standard. Both bathrooms possess contemporary fixtures and fittings that further enhance this fabulous property. Each of the four bedrooms is well proportioned, boasting plenty of natural light. These rooms offer a blank canvas with great potential to be decorated to a style of your choice, perfect for growing families or professionals requiring personal workspace. Additional storage is also available via the loft space which has a drop down ladder for ease of access.

Externally, the property features an expansive triple driveway, offering ample off-street parking and a sizeable detached garage with electric door, easing everyday life. The outside space is further enhanced with a large rear and side gardens accessed either via the utility room or the conservatory. Council Tax is Band D. As a bonus, the Energy Performance Certificate (EPC) rating is a highly efficient B, encouraging sustainable living and reduced energy bills, which are further helped by the properties solar panels.

Located in this much sought-after area of Kenton, the property offers easy access to local amenities, the A1 motorway, shops, and excellent schools. Furthermore, being in Newcastle upon Tyne, there is a plethora of entertainment venues, cultural destinations and sports facilities within a short distance.

This property is an extraordinary blend of style, comfort, and locality. It presents an opportunity not to be missed for any prospective buyer seeking an exceptional living experience in Kenton, Newcastle upon Tyne.

Video Tour available here <https://tours.pattinson.co.uk/tour/1ga1g1de59>

Council Tax Band: D

Tenure: Freehold



Price: Offers In The Region Of £335,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Front Aspect



## Home Office

4.85m x 2.31m (15'10" x 7'6")



## Downstairs WC



## Entrance Hallway



## Dining Room

2.99m x 2.63m (9'9" x 8'7")



## Lounge

4.59m x 3.03m (15'0" x 9'11")



## Kitchen

3.22m x 2.57m (10'6" x 8'5")



## Utility Room

1.57m x 1.83m (5'1" x 6'0")



## Conservatory

3.55m x 3.82m (11'7" x 12'6")



## side Aspect



## Rear Aspect



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## Landing



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## Master Bedroom

3.12m x 3.56m (10'2" x 11'8")



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## En-Suite

1.14m x 2.50m (3'8" x 8'2")



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## Bedroom Three

2.66m x 3.79m (8'8" x 12'5")



## Bedroom Two

3.26m x 2.52m (10'8" x 8'3")



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## Bedroom One

2.73m x 2.50m (8'11" x 8'2")



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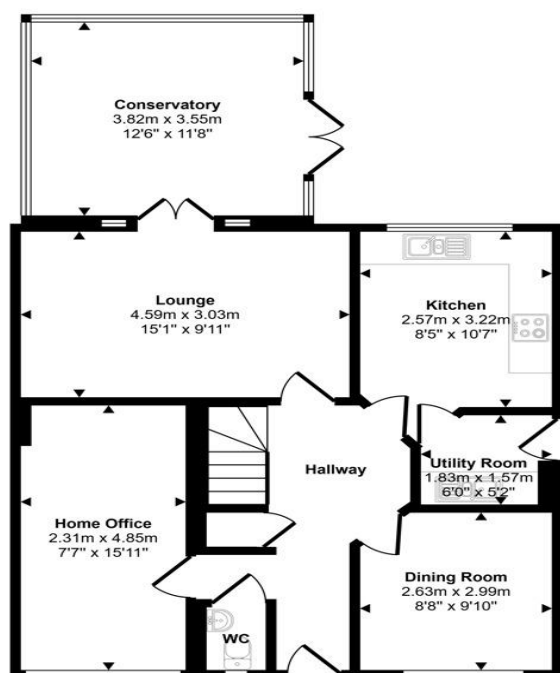
## Main Bathroom

1.90m x 2.74m (6'2" x 8'11")

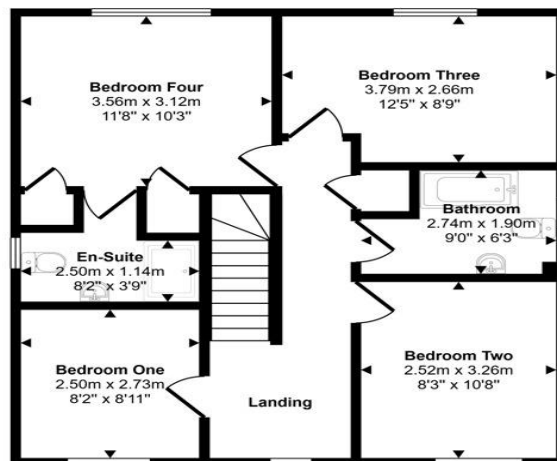




Approx Gross Internal Area  
134 sq m / 1446 sq ft



Ground Floor  
Approx 74 sq m / 799 sq ft



First Floor  
Approx 60 sq m / 648 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 86                      | 88        |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

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