

BRUNTON

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STONEMAN COURT, HAZLERIGG, NEWCASTLE UPON TYNE, NE13

£2,350 Per Month

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Available 24/07/2026 - Rent £2,350pcm.

Impressive four-bedroom detached family home occupying a generous plot within the popular residential area of Hazlerigg, offering spacious and modern accommodation ideally suited to contemporary family living.

Hazlerigg remains a highly regarded residential location, conveniently positioned for access to Newcastle city centre, Gosforth, and major road links including the A1 and A69. The area offers a strong sense of community alongside nearby schooling, local amenities, and excellent access to surrounding countryside, Newcastle International Airport, and the wider North East region.

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The internal accommodation comprises: an entrance hallway with staircase rising to the first-floor landing, access to a convenient ground floor WC, and a useful store room. To the front elevation is a substantial lounge featuring a large bay window allowing for excellent natural light and creating a bright and spacious main reception area. To the rear of the property is an impressive open-plan kitchen/dining room extending across the width of the home and forming the heart of the property. The space is fitted with a comprehensive range of wall and base units, complemented by a central island, generous dining space, and French doors opening directly onto the rear garden, creating an excellent environment for modern family living and entertaining.

Leading from the kitchen is a useful utility room providing additional storage, appliance space, external access, and internal access into the integral garage, whilst a separate family room offers versatile additional living accommodation ideal as a snug, playroom, or home office. The ground floor layout is particularly well suited to growing families, benefitting from spacious and well-balanced accommodation throughout.

To the first floor, the landing provides access to four well-proportioned bedrooms, including a generous principal suite featuring a dressing area and en-suite shower room. A further bedroom also benefits from en-suite facilities, whilst the remaining bedrooms are served by a modern family bathroom fitted with a bath, separate shower, WC, and wash hand basin.

Externally, the property occupies a generous plot with driveway parking, integral garage, and an enclosed rear garden featuring lawned and patio seating areas.



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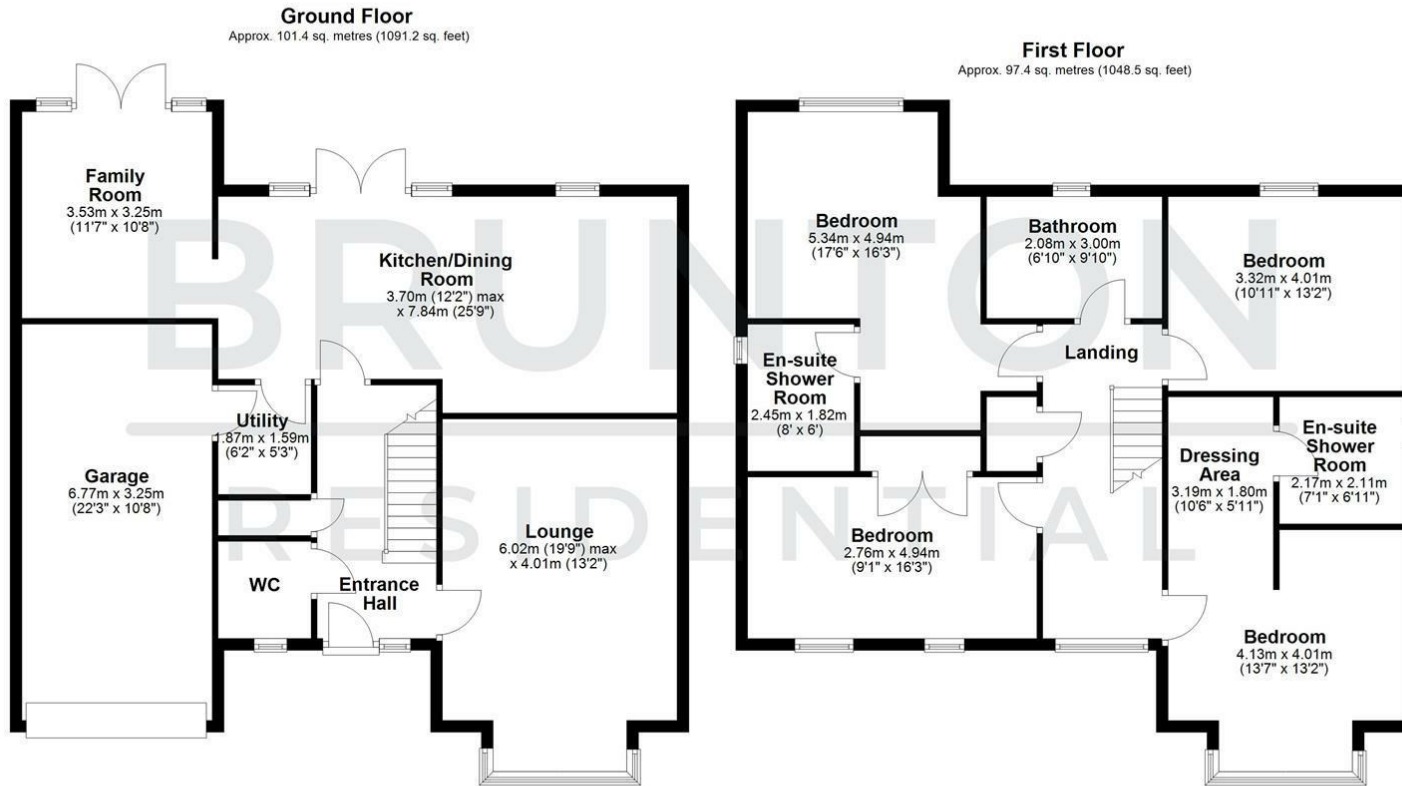
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TENURE :

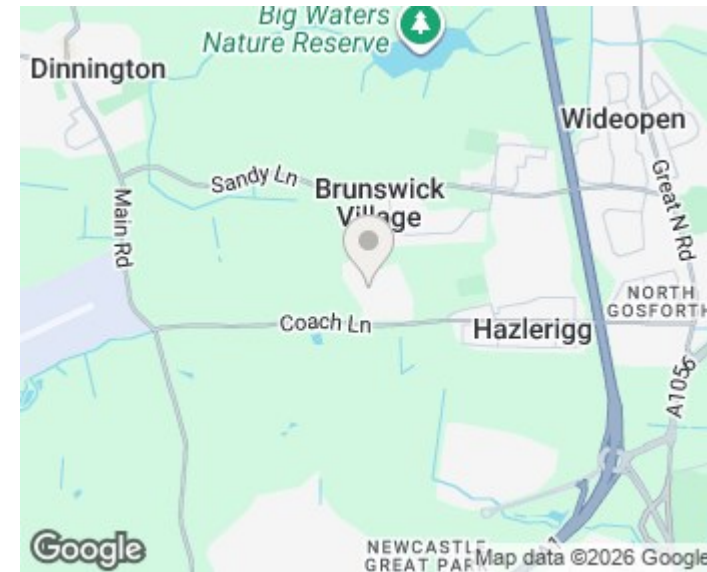
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B



Total area: approx. 198.8 sq. metres (2139.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	