

BRUNTON

RESIDENTIAL



HAZEL COURT, NE12

Offers Over £325,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well-presented three bedroom detached home built by Avant Homes, in superb condition throughout. The property enjoys a modern finish and benefits from a double driveway and an enclosed south facing rear garden.

The accommodation is arranged over two floors and includes a spacious lounge, a modern fitted kitchen and dining room, and a convenient ground floor WC, with practical storage throughout. The first floor hosts three well proportioned bedrooms, with the master bedroom benefiting from an en-suite, while a well appointed family bathroom serves the remaining rooms.

The property is situated within a popular residential development that appeals to families and professionals alike. Its combination of modern design, excellent presentation and private outdoor space makes it an attractive opportunity for buyers seeking a comfortable, move in ready home.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: A welcoming entrance hall with a useful storage cupboard. To the left is a superb modern kitchen/diner, well equipped with integral appliances and a generous range of wall and floor units providing excellent storage and work surface space.

Further along the hallway, to the right, is the converted garage space now offering sitting and dining room, enjoying a front aspect view and benefiting from a storage cupboard to the rear. At the end of the hallway is a bright and airy living room featuring a fireplace and bi-fold doors opening out to the rear garden, creating an excellent connection to the outdoor space. Off the living room is a useful utility area, which in turn leads to a convenient ground floor WC.

Stairs lead up to the first floor landing, which gives access to three well-proportioned bedrooms. The master bedroom benefits from built in cupboards with sliding doors and an en-suite. A well appointed family bathroom with tiled walls, a WC, washbasin and a bath with overhead shower serves the remaining bedrooms. A further storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front of the property is a large driveway providing off street parking for two cars. To the rear is an enclosed garden offering a versatile outdoor space, including a block paved seating area, gravelled sections, an area laid to lawn and a useful garden shed.



BRUNTON

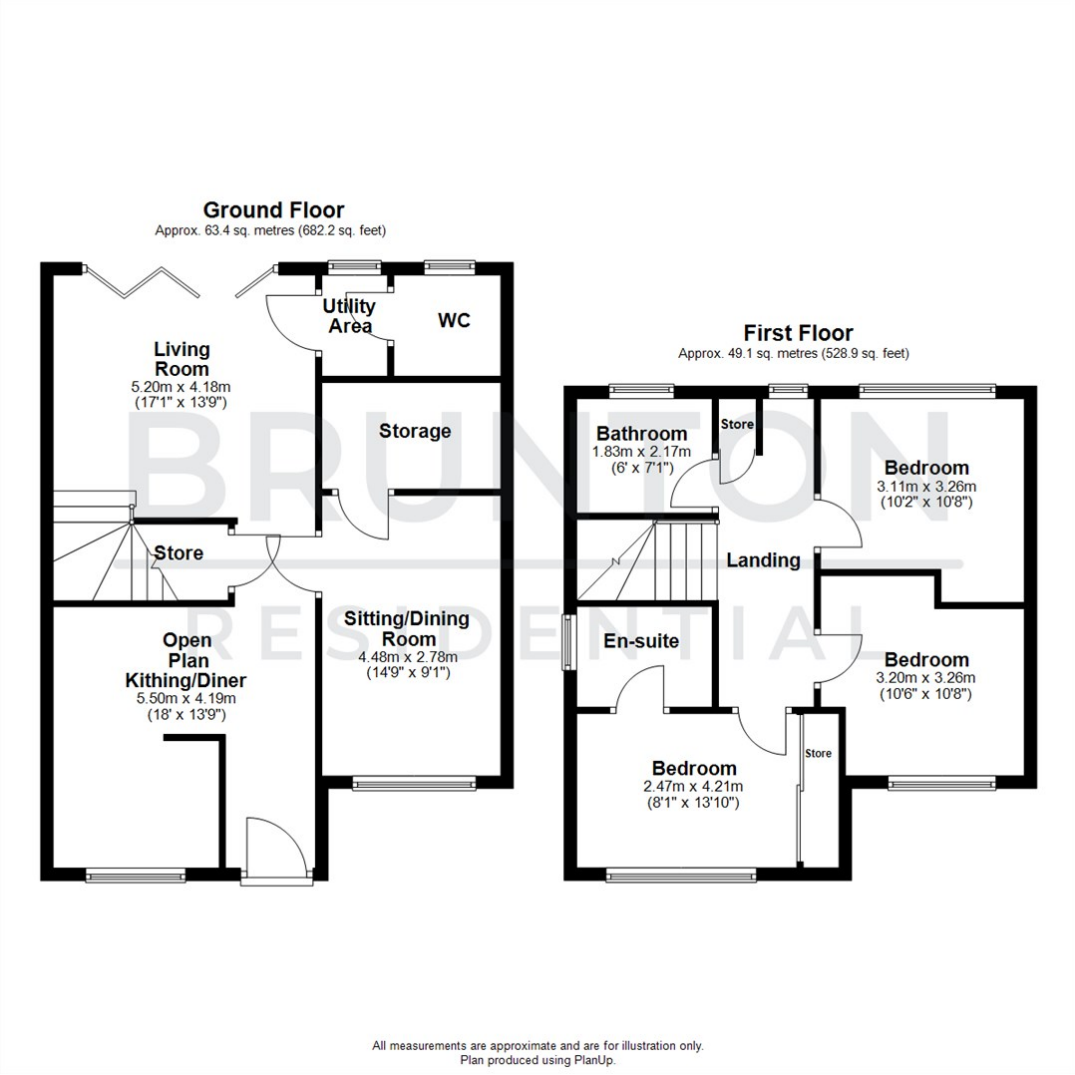
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	82		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	