

# BRUNTON

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RESIDENTIAL



**COLLIER GARDENS, HAVANNAH PARK, NE13**

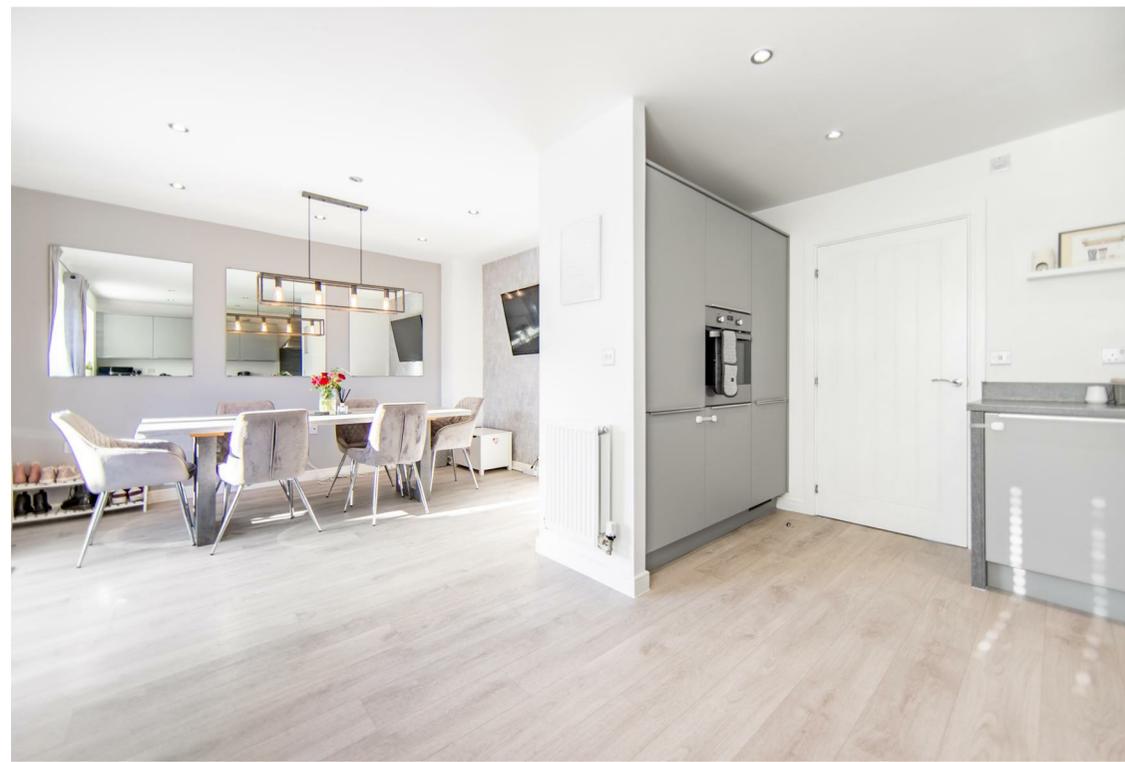
Offers Over £360,000

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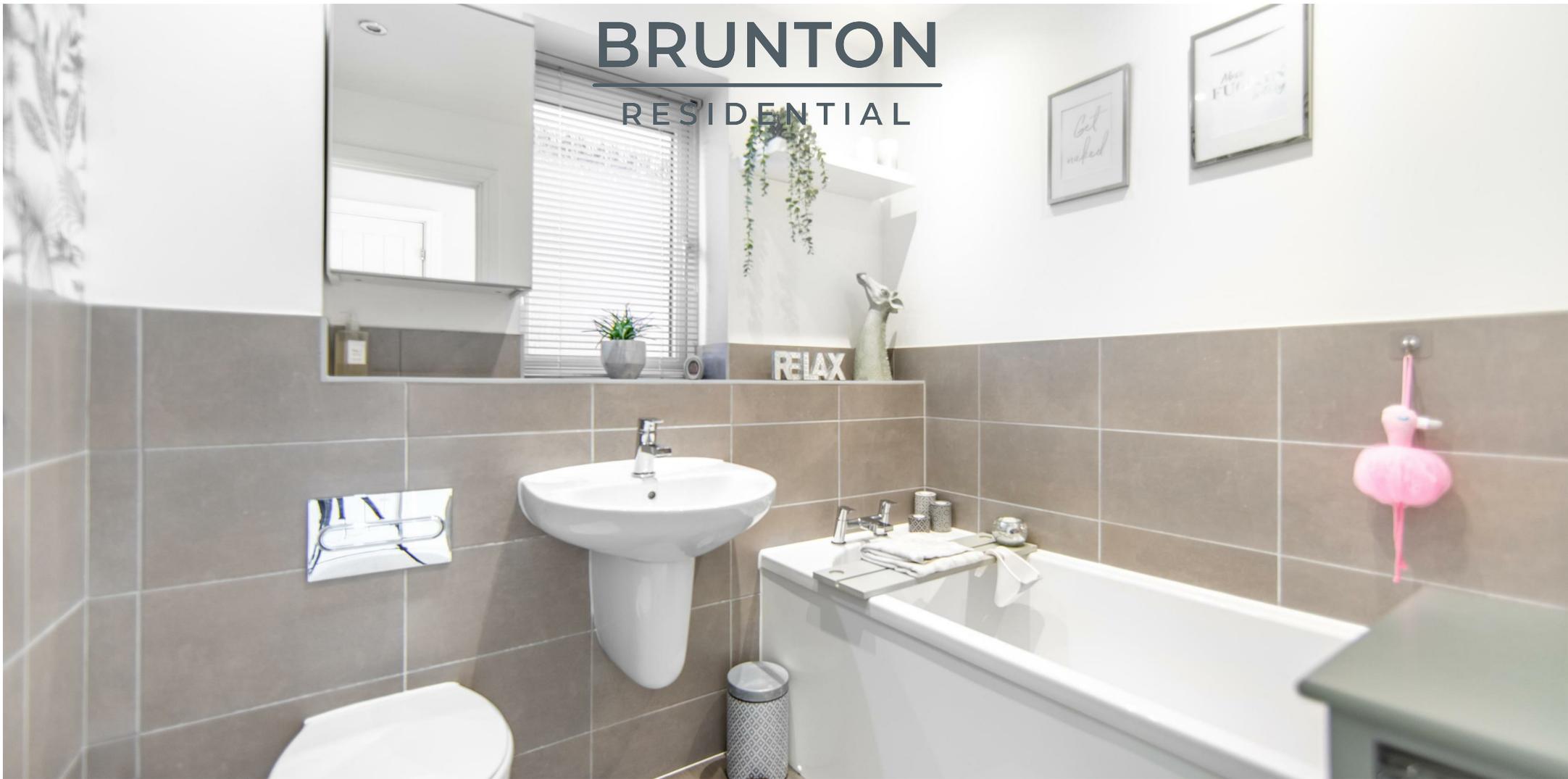
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This is a well-presented four-bedroom detached 'Walnut' by Bellway located on Collier Gardens, Havannah Park, Hazlerigg. Offering a perfect blend of comfort and modern living, the property has been thoughtfully designed with a spacious internal layout, making it ideal for families or those seeking a peaceful yet well-connected lifestyle.

The ground floor features a bright front-aspect lounge, an impressive open-plan kitchen/diner spanning the full width of the home and a convenient ground-floor WC. Upstairs, there are four well-proportioned bedrooms, with the master benefiting from an en-suite shower room, and a well-appointed family bathroom serving the remaining rooms. The property further benefits from a detached converted garage currently used as a storeroom, off-street parking, and a beautifully maintained enclosed rear garden.

Situated within the desirable Havannah Park development, this home enjoys easy access to local amenities, reputable schools, and excellent transport links to Newcastle and surrounding areas.

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The internal accommodation comprises: an entrance hallway leading to the main living spaces. The front-aspect lounge is generous in size and enjoys ample natural light from a walk-in bay window. To the rear, the open-plan kitchen/diner spans the full width of the property and features French doors opening out to the rear garden, creating a bright and social hub of the home. A convenient ground-floor WC, located off the entrance hall, completes the ground floor.

The first-floor landing gives access to four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom comprising a WC, washbasin, and bath.

Externally, the property features a detached converted garage, currently used as storage but could be utilised as a gym or home office, providing additional versatility. To the front, there is a lawned garden bordered by hedging and a block-paved pathway leading to both the front door and the side access gate. The rear garden is beautifully maintained and fully enclosed, featuring a tiled seating area, AstroTurf, and a raised decking area beneath a pergola - perfect for outdoor dining and relaxation. Situated in Havannah Park, Hazlerigg, the home also benefits from easy access to local amenities, schools, and transport links.



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TENURE : Freehold

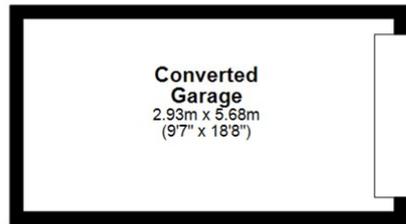
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : B

### Ground Floor

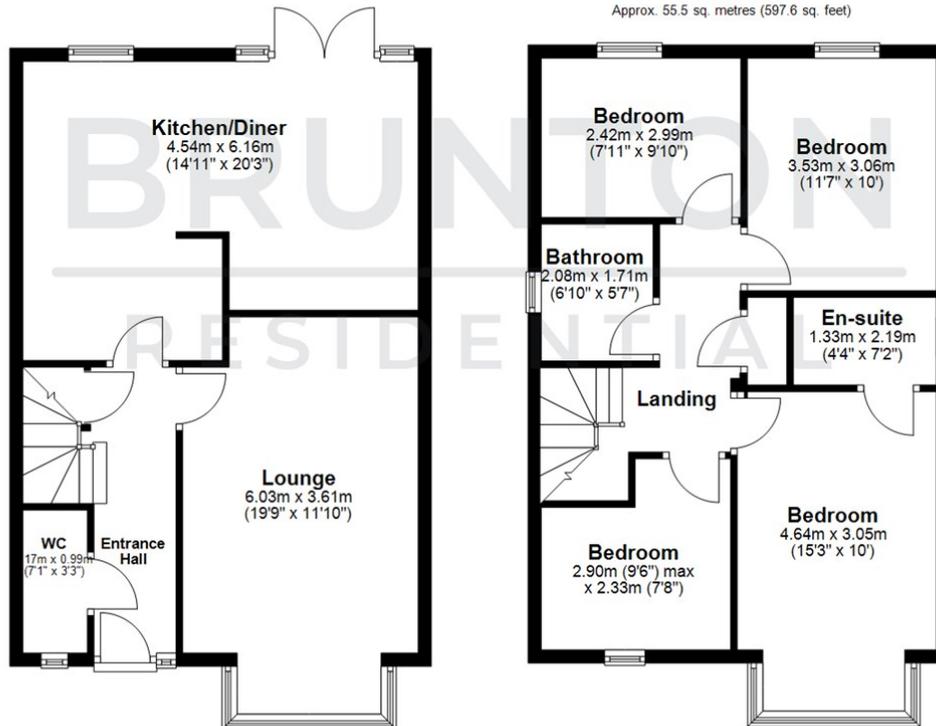
Approx. 74.8 sq. metres (804.9 sq. feet)



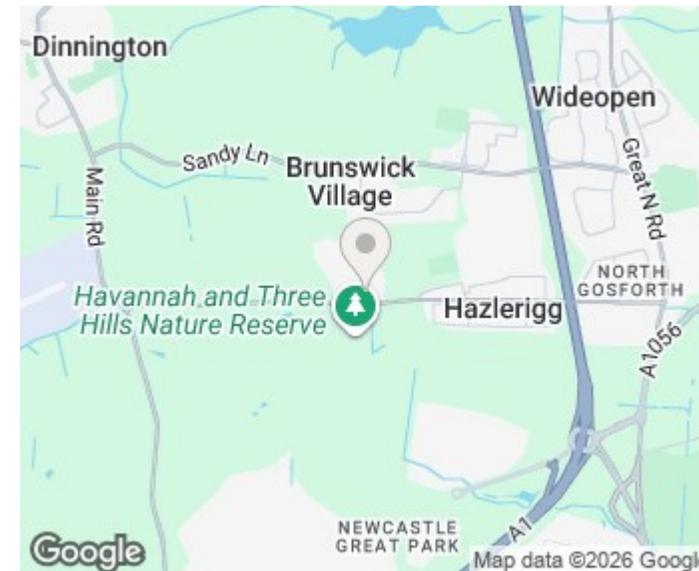
E

### First Floor

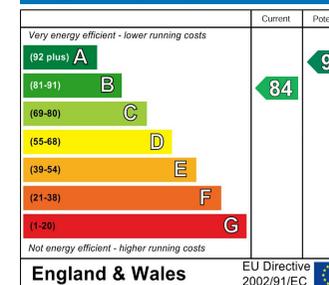
Approx. 55.5 sq. metres (597.6 sq. feet)



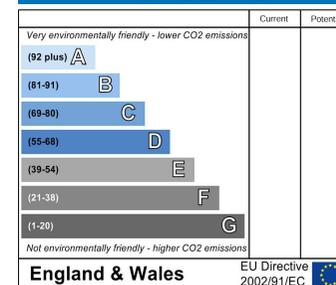
All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC

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