

BRUNTON

RESIDENTIAL



HAVANNAH DRIVE, FIVE MILE PARK, NE13

Offers Over £280,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Impressive Three-Bedroom Family Home with Home Office in North Gosforth, Newcastle Upon Tyne.

This beautifully presented three-bedroom family home on Havannah Drive offers a thoughtfully designed layout across two floors, combining modern living with practical functionality.

The ground floor features a spacious lounge with direct access to a versatile home office, converted from the original garage. This room, and the lounge, benefit from a front facing windows the conversion benefitting from convenient under-stair storage, making it ideal for remote working, studying, or additional living space.

The ground floor also comprises a dining room, contemporary kitchen, utility room, and a downstairs WC, offering excellent flow for everyday family life.

Upstairs, three generously sized bedrooms provide ample accommodation, with the master bedroom featuring a stylish en-suite. A modern family bathroom serves the remaining bedrooms.

Externally, the property offers off-street parking and a beautifully enclosed rear garden with summer house, perfect for outdoor entertaining and family activities.

Located in the sought after North Gosforth area, this home is close to local shops, leisure facilities, and green spaces. Families will benefit from nearby reputable schools, while excellent transport links make commuting to Newcastle city centre and surrounding areas straightforward.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Spacious Three Bedroom Family Home with Home Office and En Suite Facility

The internal accommodation begins with an entrance vestibule leading into a bright and spacious lounge with a front-facing window. The lounge seamlessly flows into a dining room, featuring French doors that open onto the rear garden, creating an ideal space for entertaining or family living.

To the left of the dining space is a well-appointed kitchen offers integral appliances, ample wall and base storage, and generous work surfaces. The kitchen connects to a practical utility room, complete with WC and access to the exterior.

A notable feature of this home is the converted garage, now a versatile home office, accessible directly from the lounge. The room benefits from a front-facing window and under-stair storage, providing an excellent space for remote working or study.

Upstairs, three well-proportioned bedrooms are served by a family bathroom, with the master bedroom enjoying the privacy of an en-suite shower room.

Externally, the property offers a driveway providing off-street parking. The enclosed rear garden is bordered by timber fencing, partially laid to lawn and paving with summer house, enjoying a sunny aspect, perfect for outdoor living.



BRUNTON

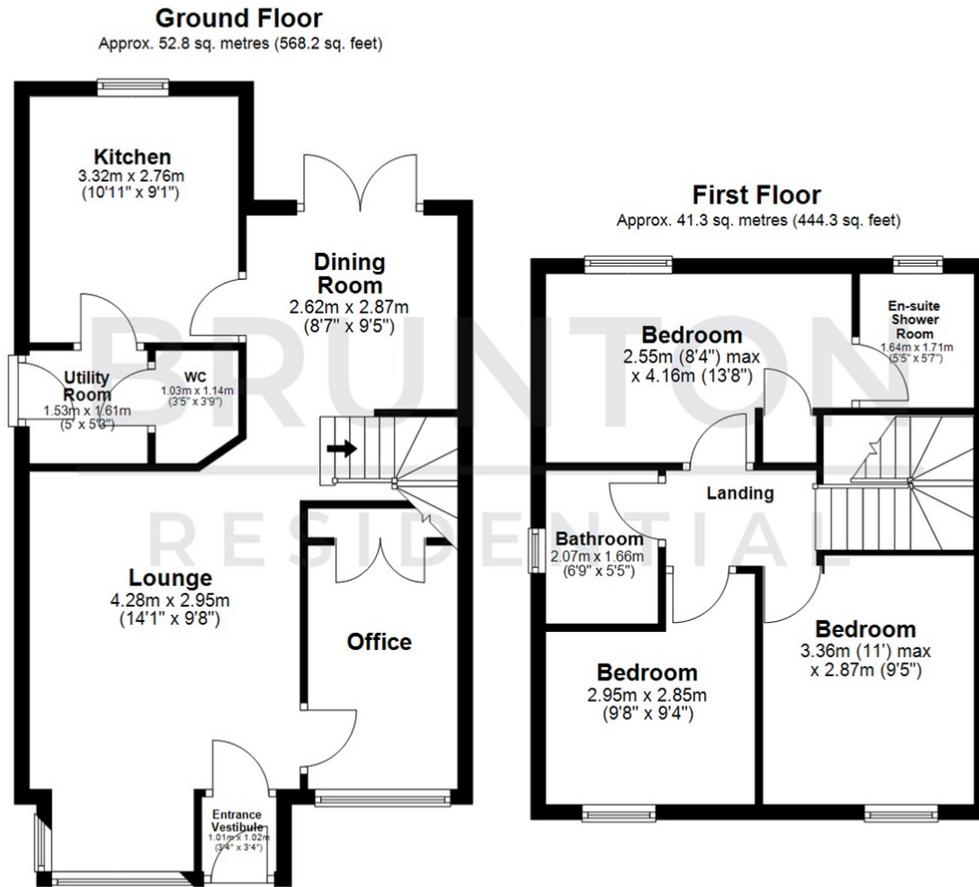
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING :



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



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