

BRUNTON

RESIDENTIAL



HAVERSHAM CLOSE, HIGH HEATON, NE7

Offers Over £395,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Wonderful, Modern Detached Family Home, Boasting in Excess of 1,900 Sq ft, with Three Great Reception Rooms, Including a Great 19ft Front Reception, Open Plan Kitchen/Diner plus Conservatory & Generous Utility, Four Good Sized Bedrooms, Family Bathroom plus En-Suite Shower Room, Superb West Facing Lawned Rear Gardens, Garage & Off Street Parking For Multiple Vehicles!

This great detached family home is perfectly located on the desirable Haversham Close, South Gosforth. Haversham Close, which is a quiet residential cul-de-sac which is tucked just off from Benton Park Road, is ideally situated to provide excellent transport links into Newcastle City Centre and further throughout the region via links by road and rail including South Gosforth & Longbenton Metro Stations.

Haversham Close is also ideally placed to provide easy access into South Gosforth, with its shops and amenities, including Sainsbury's Local, as well as being just a stones throw from St Mary's Catholic School & The Freeman Hospital.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: Entrance hall that has stairs to the first floor and access to a convenient ground-floor WC. To the left of the hallway, a door leads to a spacious reception room, which benefits from a front-facing bay window and has a log burner and bi-fold doors to a further reception room at the rear of the property. To the right of the hallway, a third reception room also enjoys a bay window overlooking the front of the property. To the end of the hallway is a well-equipped kitchen-diner, benefiting from a range of fitted wall and base units and integrated appliances, as well as sliding doors to a welcoming conservatory and ample space for dining furniture. Off the kitchen is a useful utility area, completing the downstairs accommodation.

The first-floor landing gives access to four well-proportioned bedrooms, three of which feature built-in storage. The principal bedroom enjoys its own en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. The family bathroom has part-tiled walls, tiled floors, a shower over the bath and a heated towel rail.

Externally, to the front, the property has a double driveway leading up to a single garage, and a well-presented garden with a cherry tree, while to the rear, a west-facing garden is enclosed and laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment.



BRUNTON

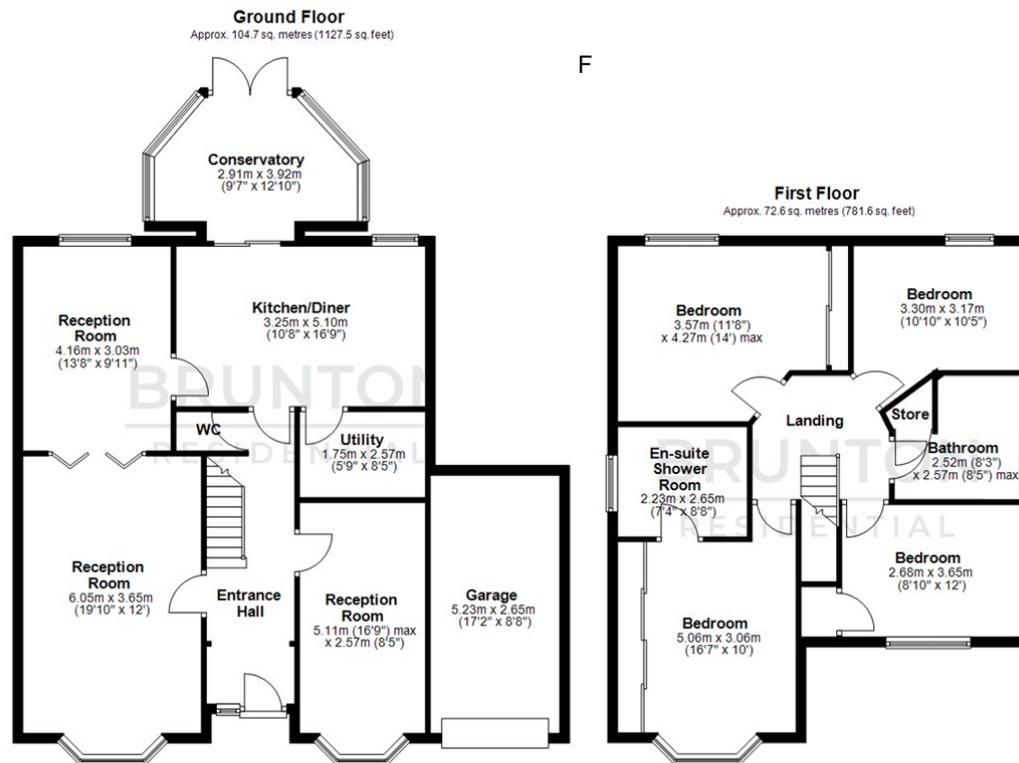
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C



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			
		71	76
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			
		73	76
England & Wales		EU Directive 2002/91/EC	