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COLLIER GARDENS, HAVANNAH PARK, NE13

Offers Over £375,000

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Modern four bedroom detached 'Hazelwood' by Miller Homes, positioned within a popular residential development on Havannah Park and offering well balanced, stylish accommodation ideal for family living.

The property features a spacious lounge and an impressive open plan kitchen/dining room spanning the full width of the rear, with French doors opening onto the garden. A separate utility room, ground floor WC, and integral garage add to the practicality of the layout, while the first floor provides four well-proportioned bedrooms, including a main bedroom with en-suite shower room, alongside a modern family bathroom. Externally, the property benefits from a double-width driveway and an enclosed rear garden with patio seating area and lawn.

The property is well placed for access to local amenities within Hazlerigg and nearby Great Park, including shops, schools and leisure facilities, with convenient access to the A1, Newcastle International Airport and regular transport links into Newcastle city centre.

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The internal accommodation comprises: a spacious front aspect lounge with a contemporary feature wall, along with an impressive open plan kitchen/dining room spanning the full width of the rear. This space is fitted with modern cabinetry, integrated appliances, and ample worktop space, with French doors opening onto the rear garden. A separate utility room and ground floor WC add further practicality, while internal access to the garage provides additional convenience.

To the first floor, the landing gives access to four well proportioned bedrooms, including a generous main bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, finished with neutral tiling.

Externally, the property benefits from a double width driveway leading to the garage. To the rear, there is an South West facing enclosed garden, which has been fully landscaped and levelled, predominantly laid to lawn with a patio seating area, providing a suitable space for outdoor dining and entertaining.



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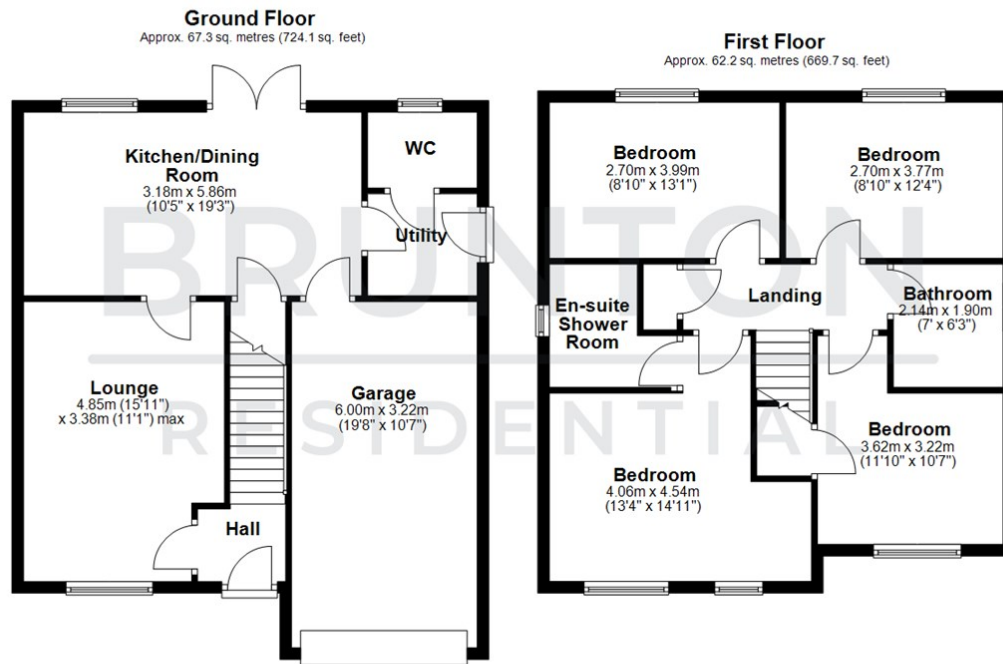
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 129.5 sq. metres (1393.8 sq. feet)

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			93
(81-91) B		83	
(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	