





3



1



2

- **Sought After Location**
- **Three Double Bedrooms**
- **Close To Amenities**
- **Double Glazing**
- **Viewing Recommended**
- **Semi Detached Home**
- **Driveway and Garage**
- **Gas Central Heating**
- **Council Tax Band \*C\***
- **Call For More Information**





Jan Forster Estates are pleased to welcome to the market this beautifully presented, three-bedroom semi-detached family home on the sought after Winder Drive in Havannah Park.

Havannah Park is a development of new homes in Hazlerigg, set against a backdrop of open countryside, yet close to local shops. These properties are designed to appeal to a range of purchasers, including families, first-time buyers, and professionals, and are presented to a high-quality specification.

Internally the property briefly comprises to the ground floor: - entrance lobby, lounge, inner hallway with WC and a dining kitchen with fitted shaker style units and completing worksurfaces, understairs storage and access to the rear garden. To the first floor there are three double bedrooms and a modern family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is a driveway offering off street parking to the front leading to the integral garage. There is also a charming garden to the rear with a patio area, lawn, and summer house. An ideal space for relaxing in the warmer months.

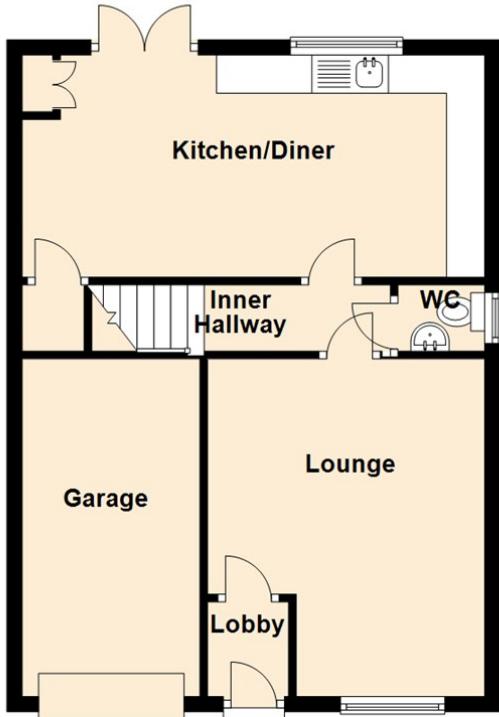
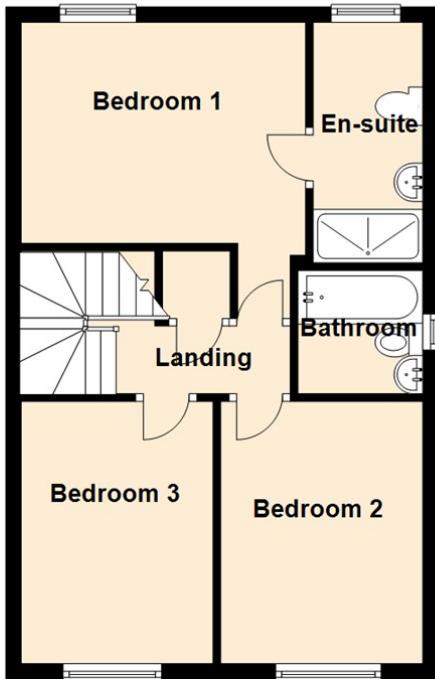
Early viewings come highly recommended. For more information and to book your viewing please call our sales team on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

#### Council Tax band \*C\*



**Ground Floor****First Floor**

Lounge 12'0" x 13'6" (3.66 x 4.12)

Kitchen Diner 9'8" x 19'11" (2.96 x 6.08)

Bedroom One 9'8" x 14'11" (2.95 x 4.57)

Bedroom Two 11'6" x 12'9" (3.51 x 3.89)

Bedroom Three 8'0" x 9'9" (2.44 x 2.99)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	93	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**The difference between house and home**

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