

# BRUNTON

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## RESIDENTIAL



**CORVER CRESCENT, HAVANNAH PARK, NE13**

**Offers Over £425,000**



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### SOUGHT AFTER LOCATION - DETACHED - PERFECT FAMILY HOME

Brunton Residential are delighted to offer for sale this stunning four bedroom detached house located in the desirable area of Havannah Park, Hazlerigg. This modern property boasts fantastic internal accommodation, a garage and off-street parking and a lovely rear garden.



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Internally, this property comprises a welcoming hallway leading to a spacious lounge and an open-plan kitchen/diner, perfect for family living. The kitchen connects to a utility room, with access to a ground floor bathroom and an integrated garage offering ample storage.

Upstairs, there are three well-sized bedrooms, including a master with an en-suite, alongside a modern family bathroom and fourth double bedroom currently utilised as a dedicated office space, ideal for working from home.

Externally, the property features a private rear garden and a front driveway with access to the garage, offering convenient parking options.





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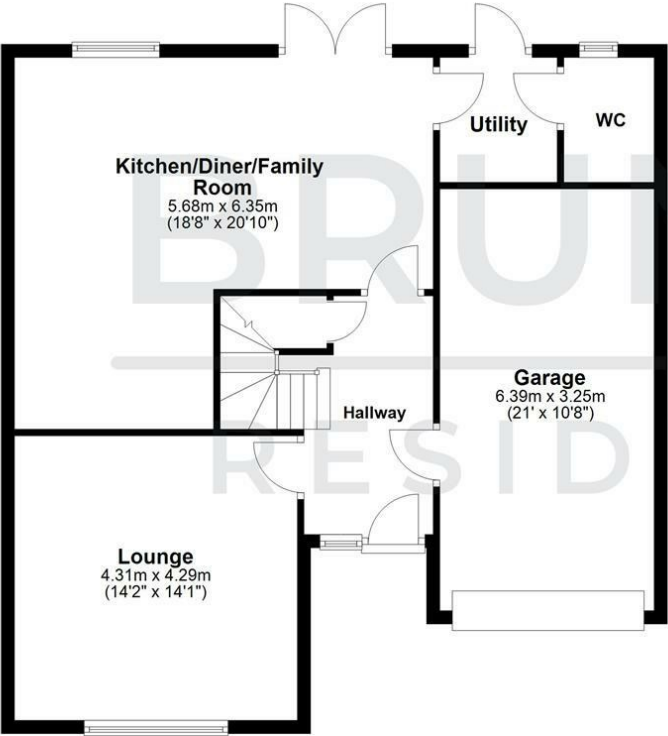
TENURE : Freehold

LOCAL AUTHORITY :

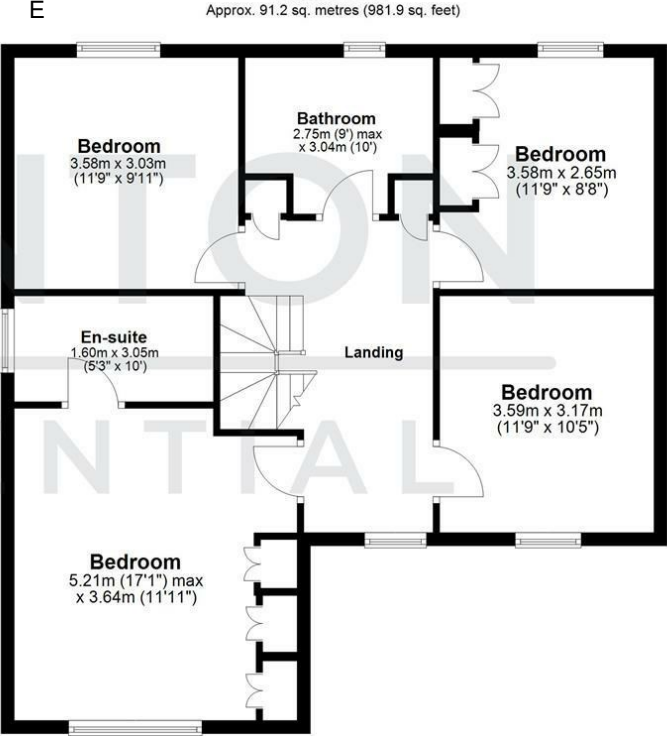
COUNCIL TAX BAND : E

EPC RATING : B

**Ground Floor**  
Approx. 85.9 sq. metres (924.4 sq. feet)



**First Floor**  
Approx. 91.2 sq. metres (981.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	