

# BRUNTON

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## RESIDENTIAL



**COLLIER GARDENS, HAVANNAH PARK, NE13**

**Offers Over £300,000**

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Brunton Residential are pleased to present this rare Miller Homes design, situated in the desirable Havannah Park Estate.

This detached home offers three generous bedrooms, with the principle benefiting from an en-suite shower room and fitted wardrobes. The property has undergone a partial garage conversion, creating a utility area while retaining some storage space. The rear of the property has been extended to accommodate a double-width kitchen.

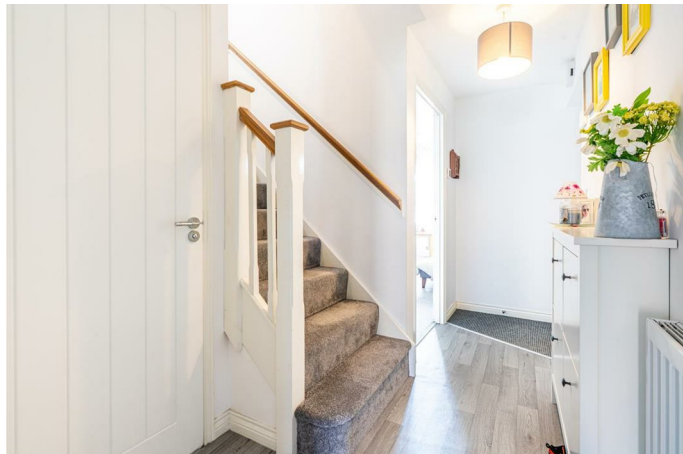
Additional benefits include a well-maintained front and rear garden, off-street parking via a driveway, leading to the garage.

Hazlerigg is a peaceful village with a range of local amenities, schools, and parks. The property benefits from excellent transport links, providing easy access to Newcastle city centre and surrounding areas.

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Upon entering, you are welcomed into a hallway providing access to a spacious lounge with a bay window and a built-in storage unit. A staircase leads to the first-floor landing, and there is a convenient WC off the hallway. The extended kitchen/diner features integrated appliances, a range of floor and wall units, and double doors opening onto the rear garden. The dining area includes a storage cupboard and access into the garage.

Upstairs, there are three well-proportioned bedrooms, with the principal benefiting from fitted wardrobes and an ensuite shower room. A storage cupboard is located on the landing, along with a family bathroom comprising a bath, separate shower, wash basin, and WC.

Externally, the front of the property features a well-maintained garden and a driveway leading to the garage. The rear garden is mainly laid to lawn with a paved seating area, enclosed by fencing.



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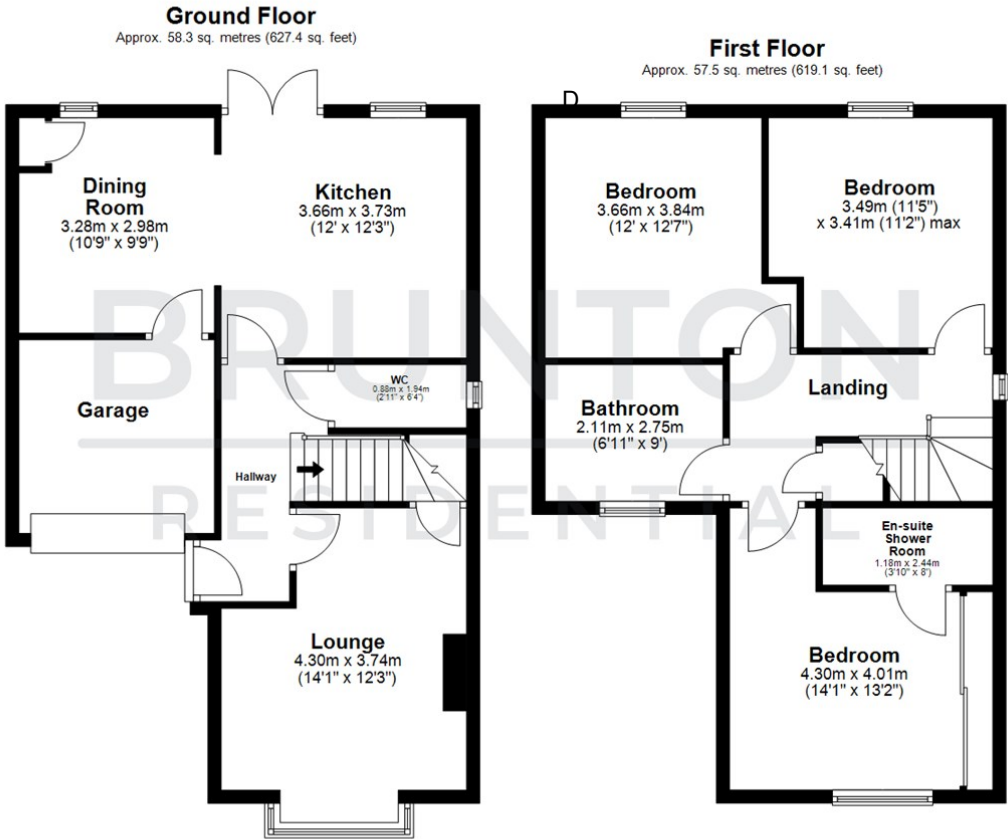
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : B



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                                 |                         | 94        |
| (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 <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 |           |