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DATALLER DRIVE, HAVANNAH PARK, NE13

Offers Over £400,000

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FIVE BEDROOMS – DETACHED HOUSE – THE BAYFORD BY MILLER HOMES

Brunton Residential are delighted to offer for sale this spacious 'Bayford' by Miller Homes, a five-bedroom detached home on Dataller Drive in Havannah Park

The property offers five well-proportioned bedrooms, two of which benefit from en suite facilities. The home provides generous living accommodation, including a large lounge, open-plan kitchen/diner, an integral garage, utility room, and ground floor WC. Further highlights include a driveway to the front and an enclosed rear garden.

Located in the popular Havannah park within the Hazlerigg area, the property offers easy access to local amenities and excellent transport links to Newcastle city centre.

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Upon entering, you're welcomed into an entrance hall featuring parquet herringbone flooring and a staircase leading to the first-floor landing. To the left, there is internal access to the double integral garage, while to the right, you'll find a spacious lounge with a feature fireplace and a front aspect bay window.

At the end of the hallway, there is access to a generous open-plan kitchen diner, also finished with parquet flooring, offering ample space for a dining table and French doors opening out to the rear garden. The kitchen is well-equipped with a range of floor and wall units, integrated appliances including an oven, hob, and extractor fan, stone worktop surfaces, and a window overlooking the garden.

From the kitchen, you have access to a utility room fitted with additional cupboards, a sink, space for further appliances, an external door, and access into a WC.

Upstairs, the first-floor landing provides access to five well-proportioned bedrooms. Two of the bedrooms benefit from en suite shower rooms, with the principal bedroom also featuring a built-in storage unit. There are two further storage cupboards on the landing and a family bathroom complete with a bath, washbasin, WC, wood-effect flooring, and half-tiled walls.

Externally, to the front, the property offers a double driveway leading to an attached double garage, alongside a neatly maintained front garden. To the rear is a good-sized South facing enclosed garden, mainly laid to lawn, with a paved seating area and fenced boundaries offering privacy.



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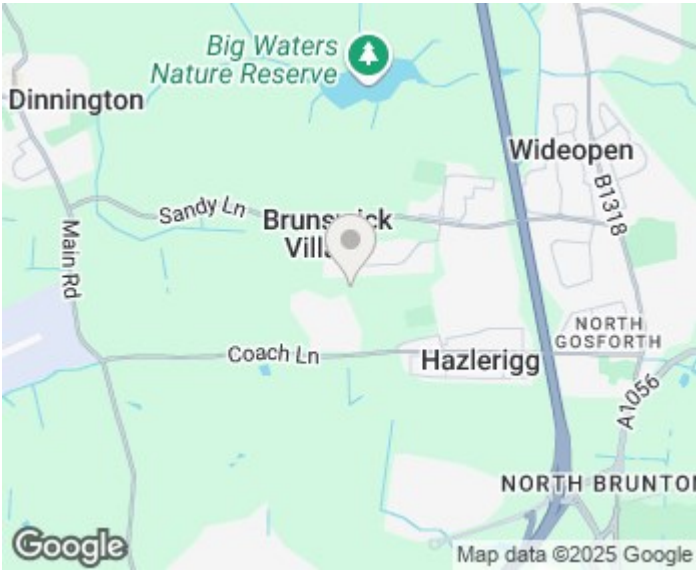
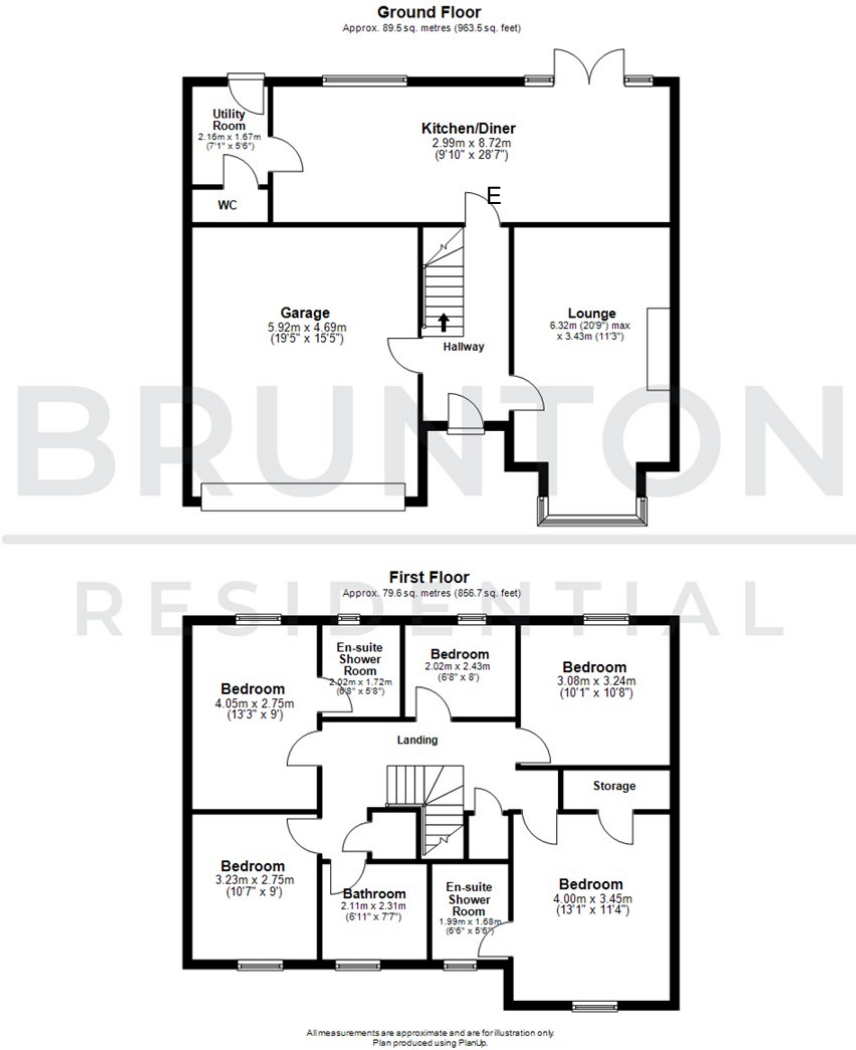
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	