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DATALLER DRIVE, HAVANNAH PARK, NE13

Offers Over £335,000

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Modern four-bedroom detached home on Dataller Drive, Hazlerigg, offering a perfect blend of style, comfort, and functionality.

The property has a well-presented two-floor layout, with the ground floor featuring a spacious front-aspect lounge, a modern open-plan kitchen/dining room, a useful utility room, and a convenient ground-floor WC. The upper floor hosts four well-proportioned bedrooms, with the master benefiting from an ensuite and walk-in wardrobe, and a well-appointed family bathroom serving the remaining rooms. The property further benefits from off-street parking, a garage, and an enclosed rear garden.

Located in the desirable area of Hazlerigg, the property offers easy access to local shops, schools, and amenities, along with excellent transport links to Newcastle city centre and surrounding areas.

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The internal accommodation comprises:
An entrance hallway with stairs leading to the first floor.
To the left is a spacious front-aspect lounge featuring useful understairs storage. The lounge leads into a modern open-plan kitchen/dining room, which is well equipped with integrated appliances and ample floor and wall units providing excellent storage and work surface space. French doors from the kitchen open out to the rear garden.

To the right of the hallway is a useful utility room with a rear-aspect window, which in turn leads to a convenient ground-floor WC.

The first-floor landing gives access to four well-proportioned bedrooms, with the master bedroom benefiting from a walk-in wardrobe and an en-suite shower room. A well-appointed family bathroom with tiled floors, partially tiled walls, a WC, washbasin, and bath with overhead shower serves the remaining rooms.

Externally, to the front, the property features a double driveway providing off-street parking for two cars, adjacent to a lawned area. The rear garden is enclosed with timber fencing, predominantly laid to lawn with block-paved seating areas.



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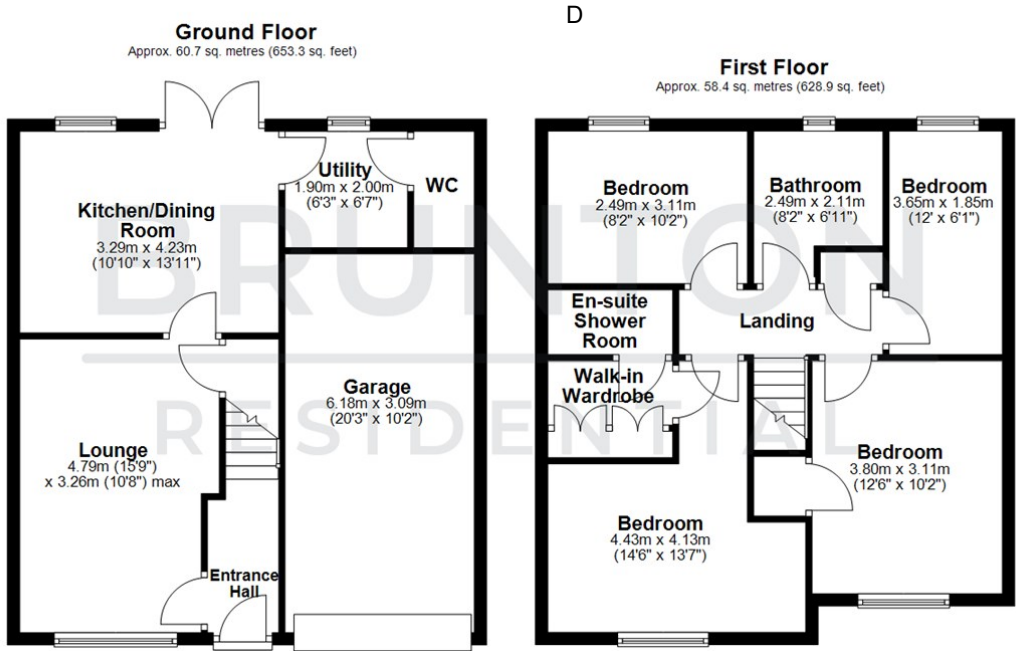
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

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 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	