

# BRUNTON

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## RESIDENTIAL



**STONEMAN COURT, HAVANNAH PARK, NE13**

**Offers Over £325,000**

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Brunton Residential are delighted to welcome to the market this immaculately presented detached home situated within a modern and sought-after development of Havannah Park, this stylish four-bedroom detached family home offers spacious accommodation, contemporary finishes, and a private west facing garden ideal for family life and entertaining.

Stoneman Court sits within a popular modern development in Hazlerigg, close to a range of local shops, schools, and amenities. Excellent transport links provide easy access to Newcastle City Centre, the A1, and surrounding areas.

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Upon entering, the welcoming hallway gives access to the principal reception room and staircase to the first floor. The spacious living room to the front features a large bay window allowing for an abundance of natural light, and offers a comfortable and relaxing family space. To the rear, the property boasts a stunning open-plan kitchen and dining room fitted with sleek high gloss cabinetry, integrated appliances, and a generous dining area. French doors open directly out onto the rear garden, creating a seamless indoor/outdoor flow. A separate utility store and ground floor WC add further convenience.

To the first floor are four well proportioned bedrooms, including a generous principal bedroom with private en-suite shower room. One of the additional bedrooms, currently set up as a dressing room, offers a flexible space that could be utilised as a single bedroom, home office, nursery or walk-in wardrobe, depending on the needs of the buyer. The remaining bedrooms are all well sized and are served by a stylish family bathroom fitted with contemporary tiling and a shower over bath.

Externally, the property enjoys a fully enclosed and well-maintained West facing rear garden, including a lawned area, patio, and raised decked seating space ideal for summer relaxation and play. To the front, a driveway provides ample off-street parking and leads to a detached single garage.



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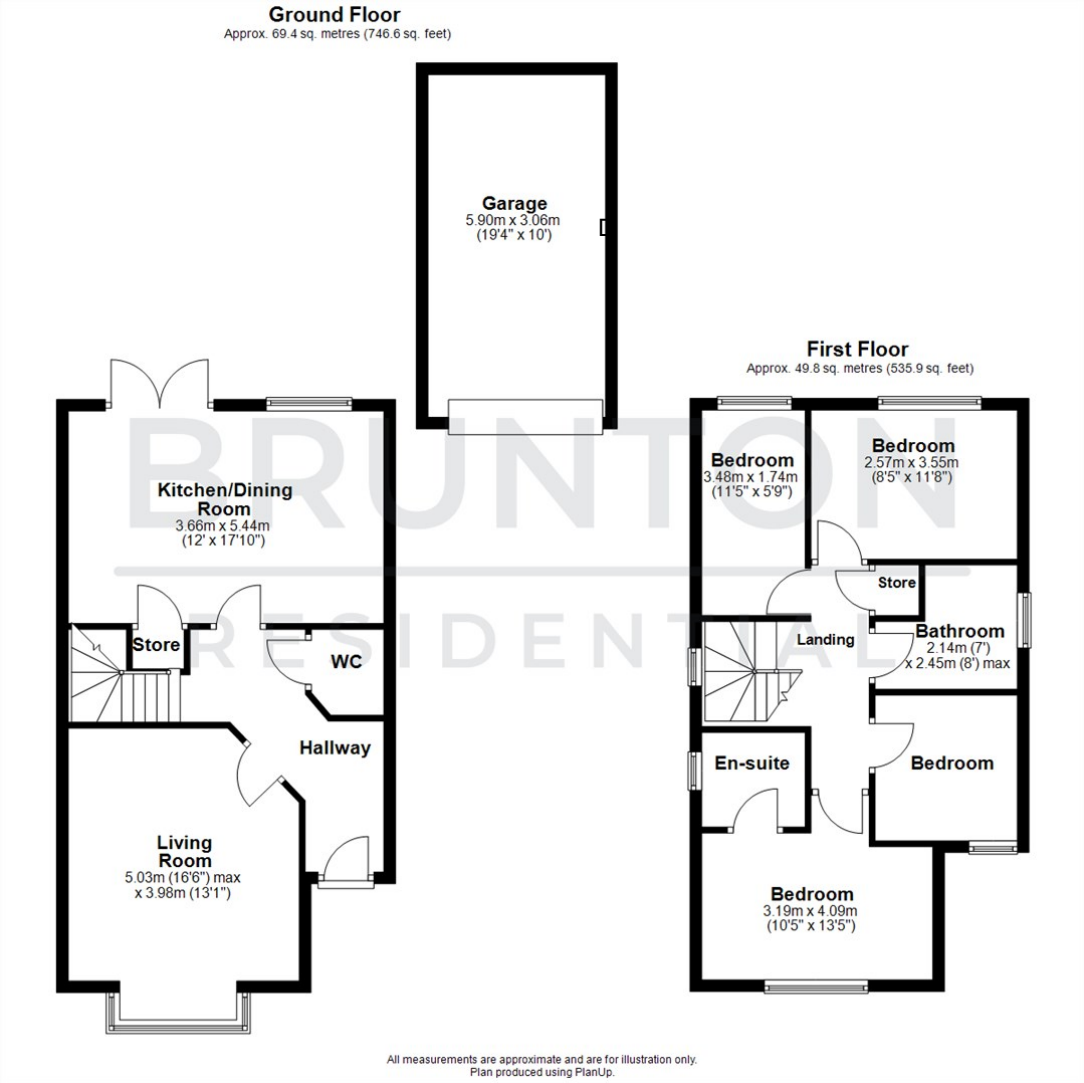
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : B



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 93        |
| (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                                         |         |           |