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CORVER CRESCENT, HAVANNAH PARK, NE13

Offers Over £370,000

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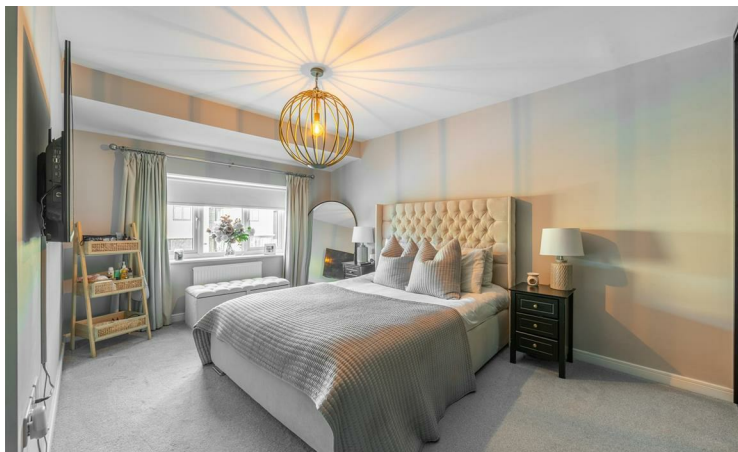
Modern four bedroom detached home positioned on Corver Crescent in the popular Havannah Park estate in Newcastle upon Tyne. The property is well presented throughout and offers spacious, contemporary accommodation ideally suited to family living.

The home is arranged over two floors and includes a generous lounge, an impressive open-plan kitchen and family dining space, and a convenient ground floor WC. To the first floor are four well-proportioned bedrooms, with the master benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms. The property further benefits from off-street parking, a garage and an enclosed rear garden.

Corver Crescent is well located just North of Gosforth, offering easy access to local amenities, schools and everyday facilities. The area is well served by road and transport links, providing convenient access into Newcastle city centre and the wider region.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first-floor landing, a convenient understairs ground-floor WC and an access door leading through to the integral garage. To the left is a spacious front aspect lounge, providing a wonderful reception space.

To the rear of the hallway is an open-plan kitchen, dining and family room with rear aspect views and French doors opening out to the garden. The kitchen is modern and well-equipped with integrated appliances including a hob, oven and extractor fan, along with ample wall and base units providing excellent storage and generous work surface space.

The first-floor landing gives access to four well-proportioned bedrooms, with the master bedroom benefiting from fitted sliding door wardrobes and a modern en-suite shower room with tiled flooring, partially tiled walls, a walk-in shower, WC and washbasin. A well-appointed family bathroom serves the remaining bedrooms and comprises a bath, WC and washbasin, with tiled flooring and partially tiled walls. A useful storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front of the property is a double driveway providing off-street parking for two vehicles, set alongside a lawned area. To the rear is an enclosed garden with timber fencing, predominantly laid to lawn with a porcelain paved seating area. A charming pergola positioned to the rear left corner provides an additional outdoor seating space.



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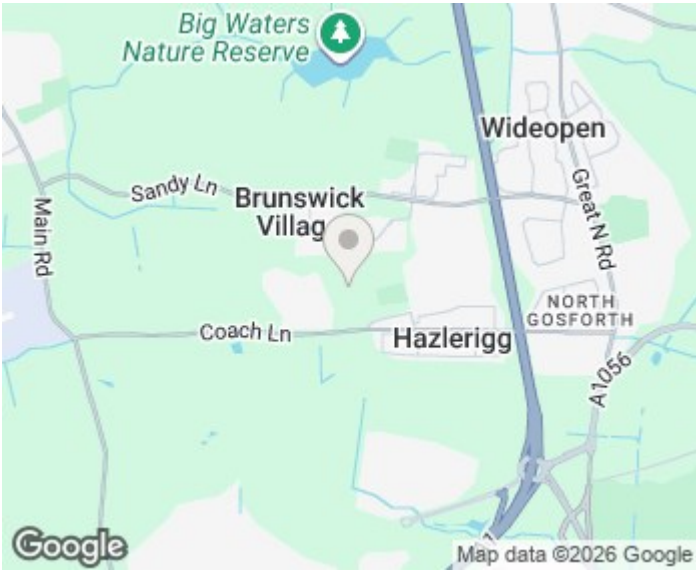
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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		