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CORVER CRESCENT, HAVANNAH PARK, NE13

Offers Over £310,000

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Modern three-bedroom detached home on Corver Crescent in Havannah Park, offering beautifully presented accommodation, a desirable corner position and a particularly appealing combination of indoor and outdoor space.

Built by Bellway Homes in the Hornbeam style, this is one of only a small number of this design, with even fewer having been built as detached homes. The property has been thoughtfully presented throughout, with a stylish interior, generous open-plan living space, a south-facing garden and the added convenience of a detached garage and EV charging point.

Hazlerigg is a popular residential area with local shops, schools and everyday amenities close by, while the property is well placed for access to Newcastle Upon Tyne, Gosforth and the wider North East. Excellent road links provide convenient access towards the A1 and surrounding areas, making this an appealing location for families and professionals alike.

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The internal accommodation comprises: The property is entered into a welcoming entrance hall, with the staircase rising to the first-floor landing. To the right is the lounge, a comfortable and beautifully presented reception room with a bright, contemporary feel and a pleasant outlook. To the rear is the impressive kitchen/dining room, which spans the width of the property and provides an excellent sociable space for everyday family life and entertaining. The kitchen is fitted with a stylish range of dark grey wall and base units, complemented by contrasting work surfaces and a useful breakfast bar with seating. Integrated appliances are provided, while the dining area enjoys French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. Also accessed from the entrance hall is a convenient ground-floor WC.

To the first floor, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is a generous double room with an attractive outlook and benefits from a modern en-suite shower room. The two further bedrooms are both well proportioned and offer excellent flexibility, including for children, guests or home working. The family bathroom is stylishly appointed with a contemporary suite comprising a bath with shower over, WC and wash hand basin. The room has been finished with attractive modern tiling and complementary fittings.

Externally, the property occupies a pleasant corner plot, with a front aspect that is not directly overlooked. The south-facing rear garden is predominantly laid to lawn with a paved seating area and provides an attractive private space for outdoor enjoyment. At the bottom of the garden is a detached garage, with additional off-road parking and an EV charging point.



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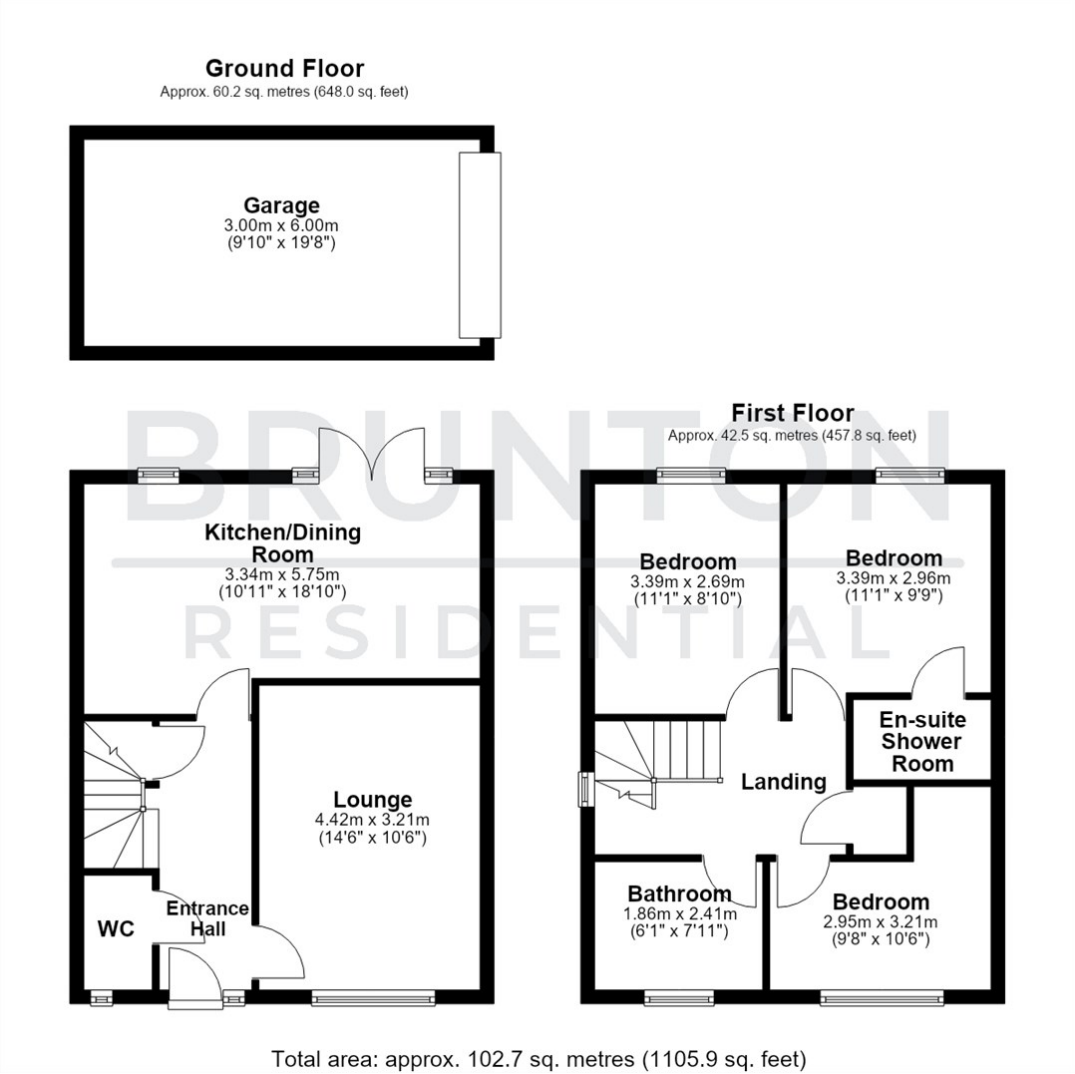
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	