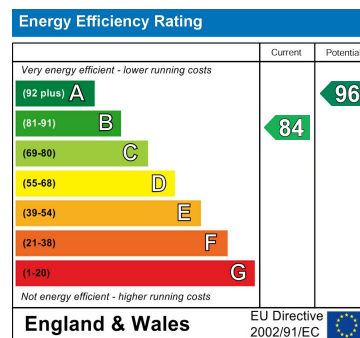




# Winder Drive, Hazlerigg



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £220,000

## Description

ATTRACTIVE THREE BEDROOM SEMI DETACHED PROPERTY POSITIONED PERFECTLY ON THE SOUGHT AFTER RESIDENTIAL DEVELOPMENT OF HAVANNAH PARK IN HAZLERIGG

Brannen and Partners are delighted to bring to the market this well proportioned three bedroom, two bathroom semi detached property ideally situated within the popular modern development of Havannah Park, Hazlerigg. Boasting modern interiors, private garden and double driveway parking. This property appeals to a range of buyers which includes first time buyers, downsizers and investors.

Briefly comprising: Practical entrance hallway incorporates a convenient WC and leads to the living room.

Overlooking the front of the property, the amply sized living space is light and inviting, with access to the first floor via stairs and into the kitchen diner at the rear.

Beyond the initial reception room, is a wonderfully light and airy kitchen/diner. Floor to ceiling picture windows and French doors allow plenty of natural light to fill the space, as well as giving access out to the rear garden. There are a modern range of fitted wall, drawer and base units, whilst integrated appliances include a gas hob, electric oven, extractor fan, space for a fridge/freezer and plumbing for a washing machine.

To the first floor are three bedrooms, two of which are doubles in size. The principal bedroom benefits from two integral storage cupboards, in addition to an en suite shower room furnished with WC, shower cubicle, pedestal wash basin and heated towel rail.

Completing the home, the spacious main bathroom comprises a bath, pedestal basin, W.C and heated towel rail.

Externally to the rear is a private garden laid to lawn with side access to the front where there is a double driveway for off road parking.

An ideal situation to the rear of the popular residential Havannah Park development, the property's location is highly sought after. Positioned on the outskirts of Hazlerigg and Brunswick Village, the home is perfectly placed for access to excellent transport links such as A1.

### Hallway

4'2" x 4'11"

### WC

4'2" x 4'0"

### Living Room

10'11" x 13'4"

### Kitchen Diner

15'5" x 8'11"

### Landing

3'4" x 6'2"

### Bedroom One

11'5" x 8'0"

### En Suite

3'11" x 7'3"

### Bedroom Two

8'7" x 10'0"

### Bedroom Three

6'8" x 6'7"

### Bathroom

8'5" x 5'6"

### Private Rear Garden

### Tenure

Freehold

