



16 Winder Drive

Hazlerigg





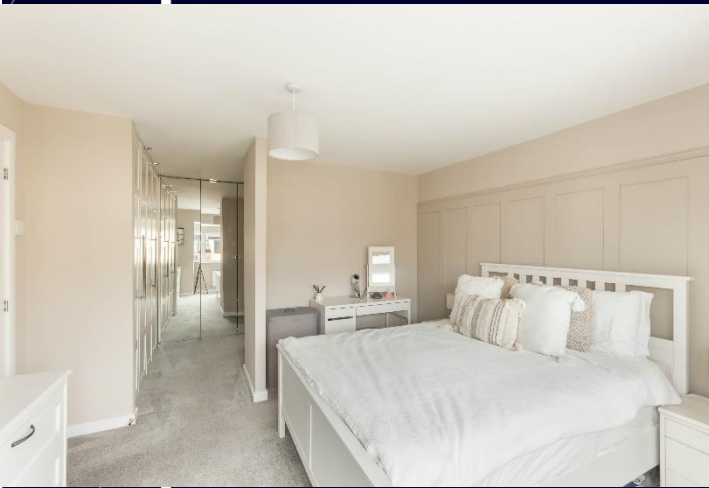
## 16 Winder Drive, Hazlerigg

Beautifully Presented Detached Family Home Boasting Four Double Bedrooms, Three Bathrooms, Two Reception Rooms, Open Plan Kitchen/Diner, Integral Garage, Driveway for Three Vehicles & a Large South Facing Garden!

Situated on Winder Drive within Havannah Park is this stunning 'Plane' style detached property, built by Bellway in 2021. Havannah Park offers great transport links to nearby Kingston Park, Gosforth & Newcastle City Centre with all the amenities they have to offer. The property is also close to local schooling and the nearby Havannah Park Nature Reserve.

Boasting in excess of 1700 sq/ft, the internal accommodation comprises: Entrance hallway with staircase leading up to the first floor | Generous front living room with bay window which has further benefited from a recently installed feature media wall with inbuilt electric fireplace | The rear of the property opens up to a stunning open plan kitchen/diner with glazed French doors onto the rear gardens and second living room | The kitchen is highly impressive and boasts a range of upgraded modern cabinetry with granite worktops, integrated appliances and central island | The kitchen/diner is open through to a further living room to the rear of the property, with French doors and overlooks the gardens | Separate utility room | Ground floor WC | Cloak room | Integral garage which is currently utilised as home gymnasium.





The staircase then leads up to the spacious first floor landing with feature large window and onto four double bedrooms | The principal bedroom offers a large double with separate dressing room area, extensive fitted wardrobes and access onto a beautifully appointed and refitted ensuite shower room/wc | Bedroom two is a further double room with ensuite shower room | Bedroom's three and four are also double rooms, with bedroom three offering in built wardrobes | The family bathroom is accessed just off the landing and offers a modern four piece suite.

Externally, the property is approached via a block paved driveway offering off street parking for three vehicles | The rear gardens are particularly impressive and enjoy a southerly aspect with fenced borders | The garden is laid partially to lawn and partially to an extended paved patio terrace.

With fantastic accommodation set over two floors, early viewings are strongly encouraged to appreciate the quality of accommodation on offer at this wonderful family home!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band F | EPC: Rating B

**Price Guide: Offers Over £485,000**

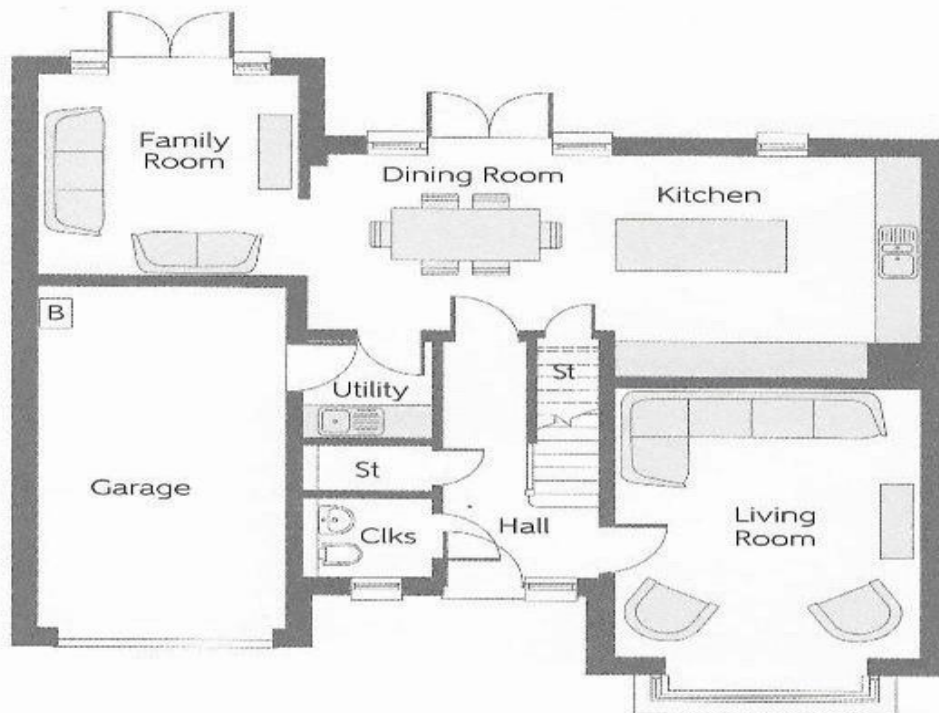






### First Floor

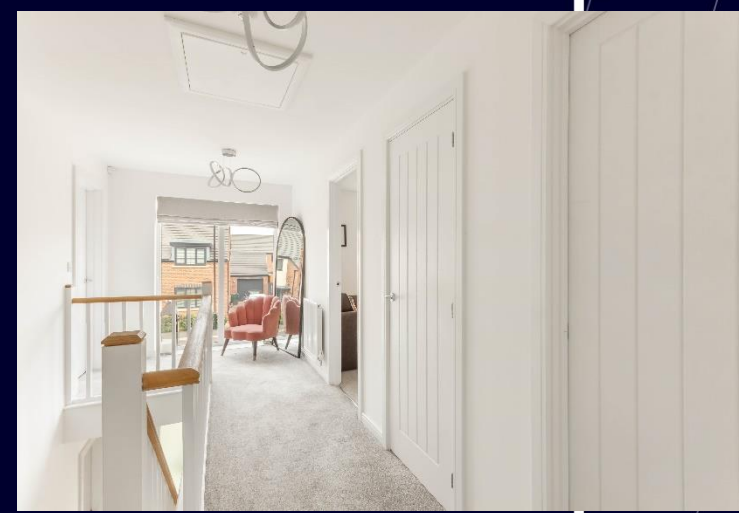
Bedroom 1	4.059m x 3.725m (max)	13'4" x 12'3" (max)
Bedroom 2	4.932m x 3.765m (max)	16'2" x 12'4" (max)
Bedroom 3	4.611m x 2.912m (max)	15'2" x 9'7" (max)
Bedroom 4	3.789m x 2.952m (max)	12'5" x 9'8" (max)



### Ground Floor

Kitchen	3.890m x 3.723m	12'9" x 12'3"
Dining Room	3.749m x 3.090m	12'4" x 10'2"
Family Room	3.480m x 3.255m	11'5" x 10'8"
Living Room	5.427m x 3.728m (max)	17'10" x 12'3" (max)







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