

# BRUNTON

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RESIDENTIAL



**CORVER CRESCENT, HAVANNAH PARK, NE13**

Offers Over £475,000

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A modern, detached four-bedroom 'Plane' by Bellway situated on Corver Crescent, Havannah Park, NE13.

This property has a well thought out layout over two floors. The ground floor has a spacious lounge, open-plan kitchen/dining room, a wonderful family room, a useful utility room and a convenient ground-floor WC. The upper floor hosts four well-proportioned bedrooms, with the master and bedroom two benefiting from an en-suite bathroom and a well-appointed family bathroom serving the remaining two bedrooms. The property further benefits from off-street parking, a garage and an enclosed private South facing rear garden.

Corver Crescent is ideally situated within a quiet, family-friendly Havannah Park development, The area offers an excellent range of local amenities including shops, cafés, and schools, with further facilities available nearby in Gosforth. The property benefits from convenient access to major transport links such as the A1 and A19, providing easy routes to Newcastle city centre and surrounding areas. Regular bus services also operate nearby, offering reliable public transport connections. For outdoor recreation, residents can enjoy nearby parks, open green spaces, and access to local walking and cycling routes.

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The internal accommodation comprises: an entrance vestibule that leads into an entrance hall with stairs leading to the first-floor landing. To the left is a spacious front-aspect lounge with a walk-in bay window. To the right is a convenient ground-floor WC and storage cupboard.

To the end of the hallway is a superb open-plan kitchen/dining area with French doors leading out to the rear garden. The kitchen is well-equipped with integral appliances, ample floor and wall units providing excellent storage and work surface space as well as having upgraded flooring throughout. The kitchen further benefits from a central island with a breakfast nook. To the right of the dining room is a family room with a further set of French doors leading out to the rear garden. Just off the dining room is a useful utility room with access into the integral garage.

The first-floor landing provides access to four well-proportioned bedrooms, with the master benefitting from a front-aspect bay window, built-in cupboards, and an ensuite shower room. Bedroom two also benefits from an ensuite shower room while a well-appointed family bathroom serves the remaining rooms and comprises a bath, washbasin, and WC and double walk in shower.

Externally, to the front, the property has a double driveway providing off-street parking for two cars adjacent to the lawn area. To the rear is a South facing garden with timber fencing, predominantly laid to lawn with a paved seating area, providing a versatile outdoor space for entertaining and relaxing.



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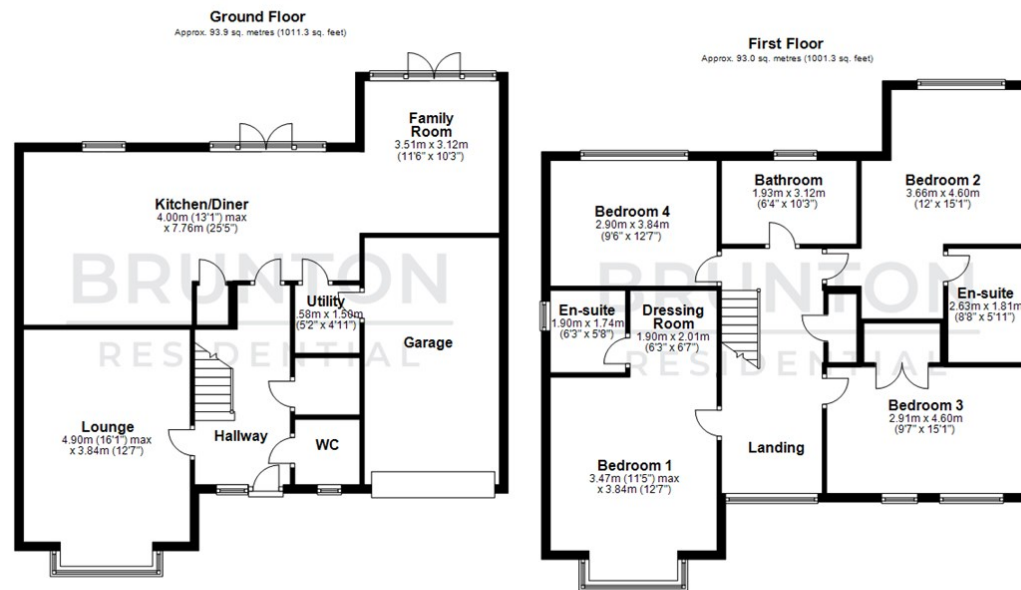
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	