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CORVER CRESCENT, HAVANNAH PARK NE13

Offers Over £425,000

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Attractive four-bedroom detached home on Corver Crescent in Newcastle Upon Tyne, offering spacious accommodation and a contemporary finish throughout. With four generous double bedrooms and an integral garage, the property provides an appealing setting for modern family living.

The home features a stylish navy-blue kitchen and an impressive open-plan kitchen, dining and family area, with French doors opening onto the rear garden. The spacious front lounge offers a separate reception space, while the master bedroom benefits from a dressing area and en-suite shower room. A second en-suite bedroom, a further two double bedrooms and a contemporary family bathroom complete the accommodation.

Situated within a popular residential development in North Gosforth, the property is well placed for local amenities, schools and transport connections. Nearby Kingston Park and Gosforth provide a wider choice of shops, supermarkets, cafés and restaurants, while convenient road links via the A1 connect the area with Newcastle city centre and the wider North East.

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The internal accommodation comprises: An entrance door leading into the welcoming hallway, with stairs rising to the first-floor landing. The hallway also provides access to a convenient downstairs WC and the integral garage. To the right is the spacious front-facing lounge, featuring a large walk-in bay window which allows plenty of natural light into the room. The lounge is neutrally presented, with soft carpeting and ample space for a range of furniture.

To the rear of the hallway is the impressive open-plan kitchen, dining and family room, creating a bright and sociable space for everyday living and entertaining. The contemporary kitchen is fitted with an extensive range of navy-blue cabinetry, complemented by contrasting work surfaces, integrated appliances and modern finishes. The adjoining dining and family areas provide ample room for a dining table and comfortable seating, while French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. A useful utility room is also accessed from this area.

The first-floor landing provides access to four particularly well-proportioned double bedrooms and the family bathroom. The master bedroom benefits from a dedicated dressing area and a private en-suite shower room. The second bedroom, also positioned to the front, enjoys the added benefit of its own en-suite shower room. The remaining two double bedrooms offer excellent flexibility for family members, guests or home working. The family bathroom is fitted with a four-piece suite comprising a bath, separate walk-in shower, WC and wash basin, complemented by contemporary grey tiling and a clean, modern finish.

Externally, the property benefits from a front driveway providing off-road parking and access to the integral garage. The enclosed rear garden has been attractively landscaped, with a generous lawn and paved patio area providing plenty of space for outdoor dining, relaxing and entertaining.



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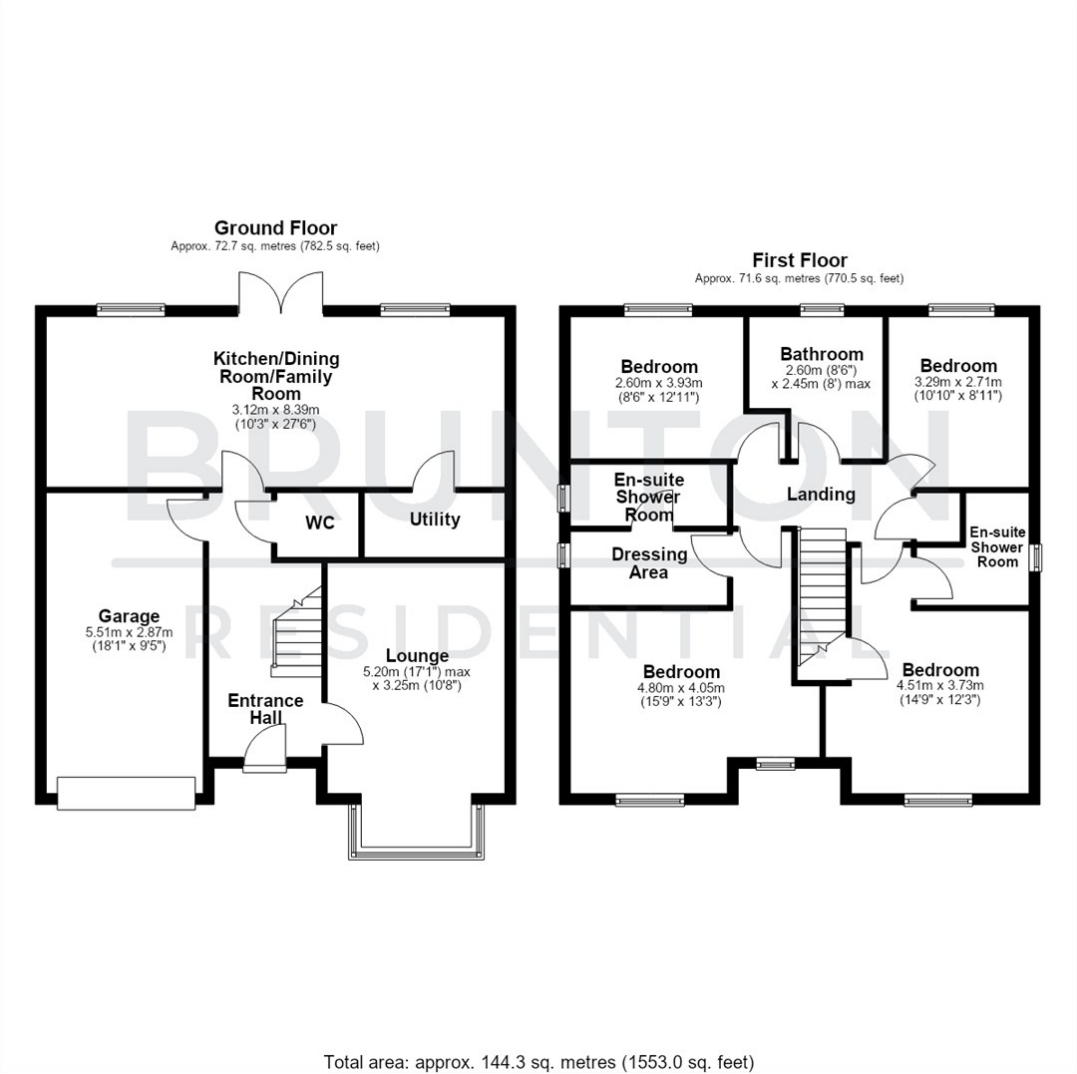
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TENURE : Freehold

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	