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HAZEL DRIVE, NEWCASTLE UPON TYNE, NE15

Offers Over £300,000

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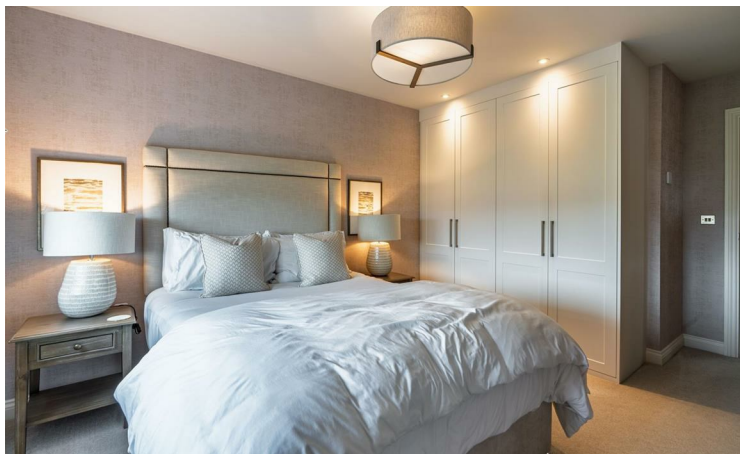


Welcome to this beautifully presented, interior-designed four-bedroom detached family home, finished to a show-home standard and positioned within the sought-after Meadow Hill development in Throckley.

Built by Cussins Homes and occupying the attractive Juniper house style, the property offers a stylish and practical layout ideally suited to modern family living. The accommodation includes an entrance hallway, elegant living room, upgraded kitchen/diner with bi-fold doors opening onto the rear garden, utility room and downstairs WC. To the first floor, there are four bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from gardens to the front and rear, a double driveway, integrated garage with electric door, EV charging point and additional external storage via a secure garden shed. The rear garden has been beautifully landscaped, with an extended patio area and stocked borders, creating an attractive outdoor space for relaxing and entertaining.

The property is set within a quiet cul-de-sac, making it particularly appealing for families. Meadow Hill is well placed for local amenities, schools and transport links, with Sainsbury's located approximately one mile away and regular bus services available along Hexham Road. The A69 is also approximately one mile north of the property, providing excellent access east towards Newcastle city centre and west towards Hexham, with convenient onward access to the A1 and Newcastle International Airport. The property is also close to the picturesque Northumberland village of Heddon-on-the-Wall.



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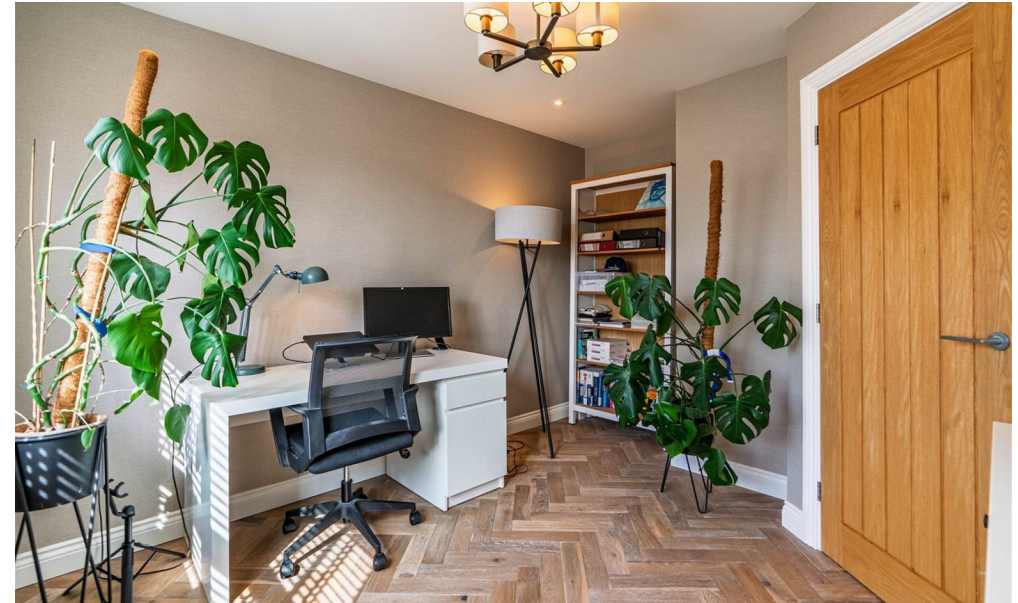
Upon entering the property, you step into a spacious entrance hallway, with a door on the left leading to the living room, and stairs directly ahead to the first floor. The living room features a storage cupboard under the stairs and a large uPVC double glazed window to the front. There is a door leading through to the open plan kitchen/diner, which has been upgraded and features upgraded units, a moulded Silestone worktop, matching splashback, integrated dishwasher and wine cooler and double oven.

There are bi-fold doors to the rear, which open out onto the South facing garden. From the kitchen, there is also a door leading through to the utility room, which is plumbed and electrified and features additional bench space. The utility then features two doors, one leading to the downstairs WC, and the other leading to the rear garden.

The first floor landing has doors leading to all four bedrooms, and the family bathroom. Bedrooms one and two are located on the front aspect and are both double rooms with in-built wardrobes. Bedrooms three and four are located on the rear aspect, with bedroom three being a double room, and bedroom four being a single room.

The family bathroom is fully tiled and features a mixer bar shower, heated towel rail and large feature mirror. Bedroom one has an en-suite shower room, with half-tiled, chrome trimmed walls, walk-in shower, sink and toilet.

There have been some beautiful features added to this property, with hardwood, herringbone flooring installed throughout the ground floor, and in bedroom three, along with contrasting tiles in the en-suite shower enclosure.



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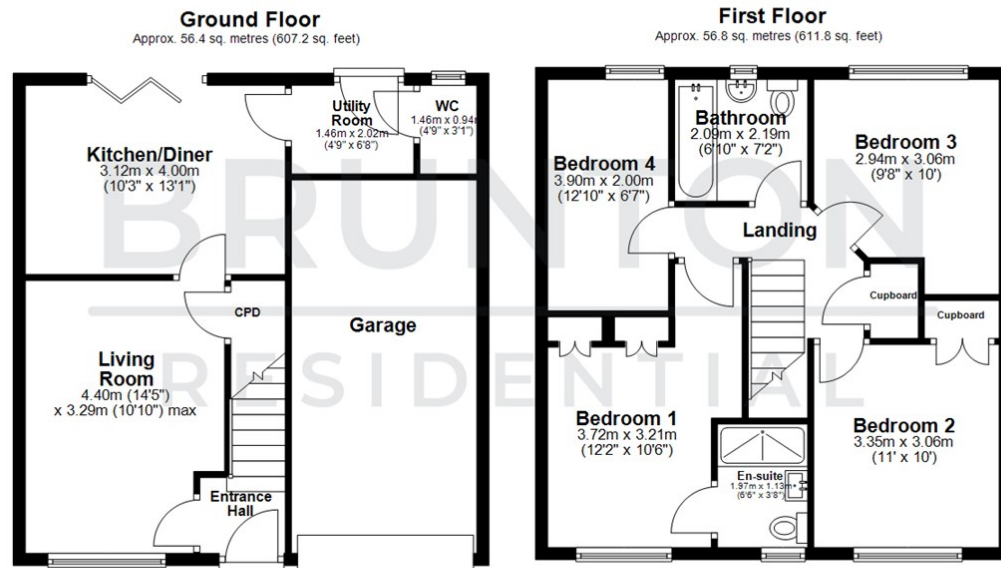
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 113.2 sq. metres (1219.0 sq. feet)

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) A			94
(81-91) B		83	
(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	