

SIGNATURE

NORTH EAST

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📍 Winder Drive, Newcastle Upon Tyne NE13 7FU

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Offers Over £200,000

Signature North East proudly presents this stylish two-bedroom semi-detached home, perfectly positioned within the desirable Havannah Park development in Hazelrigg, Newcastle upon Tyne. Surrounded by the scenic beauty of Havannah Park Nature and Three Hills reserves, it offers a peaceful retreat while remaining close to local amenities. With frequent transport links placing Newcastle City Centre just 20 minutes away, this property is an ideal choice for a variety of buyers.

Step inside to a welcoming central hallway with access to a convenient W.C. At the front of the house lies a well-appointed kitchen offering ample base and wall storage units along with integrated appliances including a fridge freezer, oven and hob. To the rear, the spacious living room provides generous space for your preferred furnishings, enhanced by a large window and bright French doors that open directly to the garden. A useful storage cupboard completes this level.

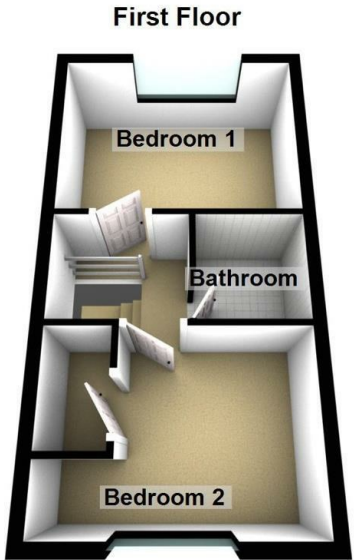
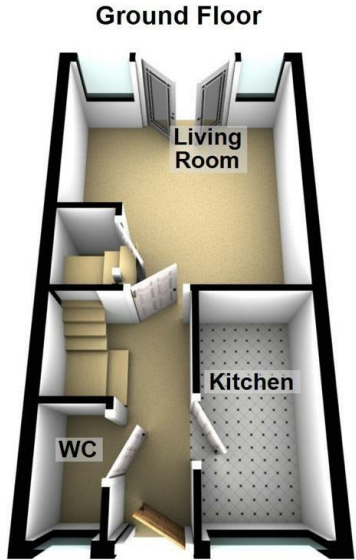
Upstairs you will find two generously proportioned bedrooms, each easily accommodating a double bed and additional furniture. Bedroom two further benefits from a large built-in storage cupboard. The family bathroom serves this floor, featuring a bathtub with shower over, hand basin and W.C.

Externally, the property boasts a private rear garden laid to lawn with a newly finished patio area ideal for outdoor furniture and entertaining. To the front, a driveway provides off-street parking for one vehicle, completing this attractive home in a highly sought-after location.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 53.7 sq. metres (577.5 sq. feet)

Measurements:

Living Room
13'5" x 12'5"

Kitchen
11'3" x 5'4"

WC
2'11" x 5'8"

Bedroom One
9'3" x 12'4"

Bedroom Two
12'5" x 9'0"

Bathroom
5'5" x 5'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(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





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