

BRUNTON

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DATALLER DRIVE, HAZLERIGG, NEWCASTLE UPON TYNE

Offers Over £230,000

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A well-presented three-bedroom semi-detached home located on Dataller Drive in the popular residential area of Hazlerigg, Newcastle upon Tyne.

The home features a welcoming entrance hall, a generous front-aspect lounge, and a modern kitchen/diner with French doors opening out to the rear garden. The property further benefits from a utility room, a ground-floor WC, three well-proportioned bedrooms, including a master bedroom with an en-suite, and a stylish family bathroom, all presented to a good standard throughout. The property further benefits from off-street parking via a double driveway and an enclosed rear garden.

The property is well positioned for access to local shops, schools, and amenities, with good transport links to Newcastle city centre and surrounding areas, making this a highly convenient and desirable location.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading to the first-floor landing. To the right is a spacious front-aspect lounge, benefiting from an under-stairs storage cupboard. To the rear, a door leads into a large kitchen/diner with French doors opening out to the rear garden. The kitchen is modern and well equipped, with integral appliances and a range of floor and wall units providing excellent storage and work surface space. To the left is a useful utility room with a rear-aspect window, along with a convenient ground-floor WC.

The first-floor landing provides access to three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A well-appointed and stylish family bathroom serves the remaining rooms, comprising a WC, washbasin, and a bath with an overhead shower. The property also benefits from a boarded loft space for additional storage.

Externally, to the front, the property offers a double driveway providing off-street parking for two cars. To the rear is an enclosed garden with timber fencing, predominantly laid to lawn and bordered by mature shrubs, along with a block-paved seating area and a garden shed providing additional storage.



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TENURE : Freehold

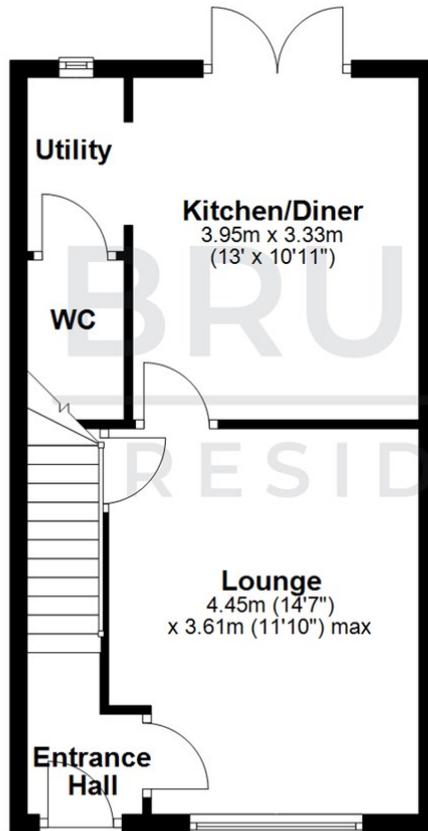
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND :

EPC RATING : B

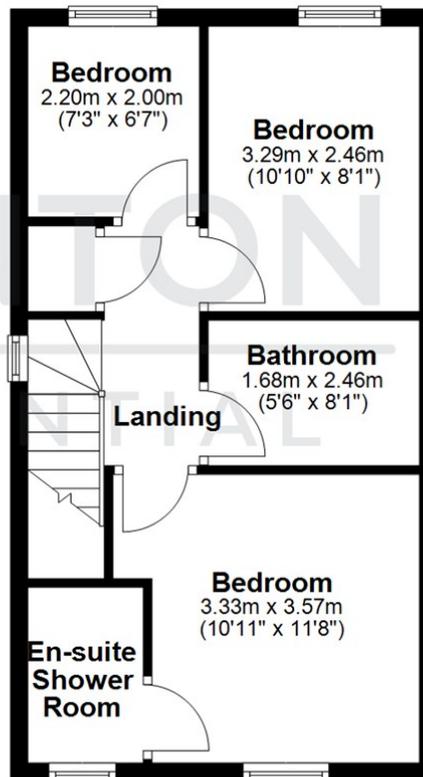
Ground Floor

Approx. 38.7 sq. metres (417.0 sq. feet)

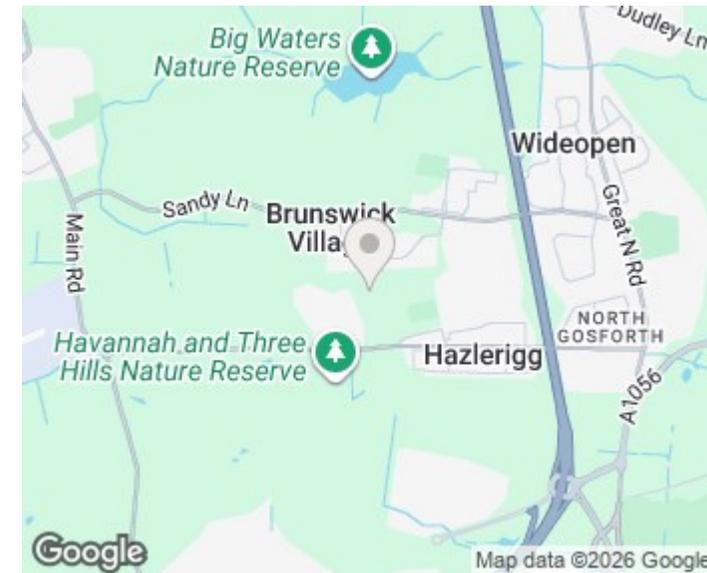


First Floor

Approx. 38.5 sq. metres (414.2 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			96
(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			
(02 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	