

# BRUNTON

---

## RESIDENTIAL



**COLLIER GARDENS, HAVANNAH PARK, NE13**

**Offers Over £299,950**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Brunton Residential is proud to present this beautifully maintained three-bedroom detached home, ideally positioned on Collier Gardens in the highly desirable Havannah Park.

This inviting property offers a spacious lounge and a well-proportioned kitchen/diner on the ground floor—perfect for modern family living and entertaining. Upstairs, you'll find three generously sized double bedrooms, offering ample space for rest and relaxation.

Externally, the home benefits from a large, enclosed south-facing rear garden—ideal for enjoying sunny days— off street parking, and a single garage providing secure parking and storage.

Nestled in the heart of Hazlerigg, this property enjoys the best of both worlds: countryside living with all the convenience of modern amenities. It is just moments from local shops, Newcastle Airport, and a range of outdoor attractions including scenic nature reserves and local golf courses.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Upon entering, you are welcomed into the entrance hall leading to a large lounge with a bay window with front facing aspect. A large kitchen-diner is located at the end of the hall with double doors leading into the South facing rear garden. The ground floor also has a WC adjacent to the kitchen.

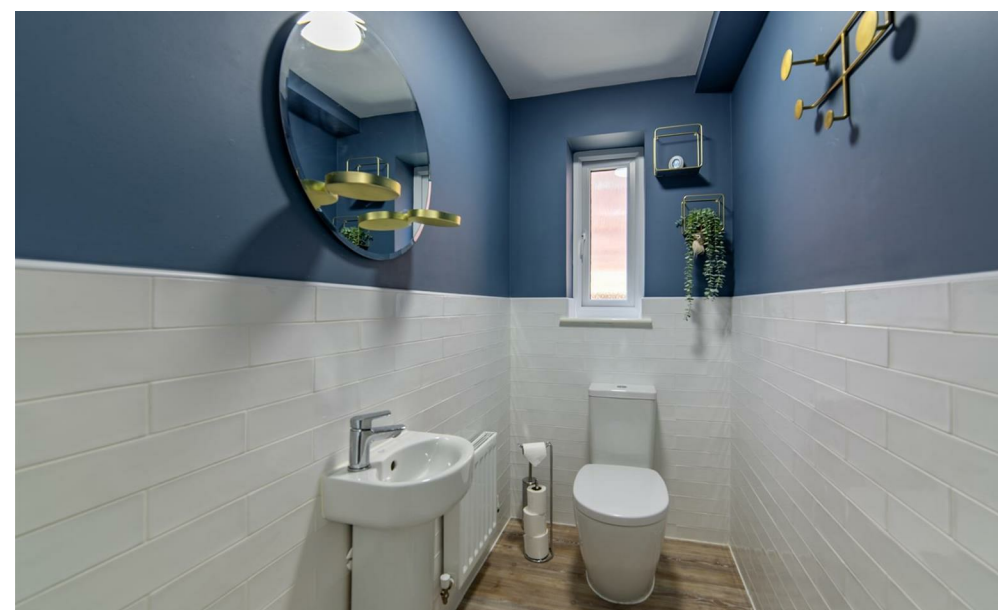
Upstairs, the landing gives access to three generously sized bedrooms, one benefiting an en-suite shower room. The first floor also features a good-sized, fully tiled four piece family bathroom equipped with a bath and stand alone shower.

Externally there is a small easy to maintain garden to the front alongside a driveway offering off-street parking and access to a garage. To the rear is an immaculate South facing garden with patio area, ideal for alfresco entertaining.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band D



# BRUNTON

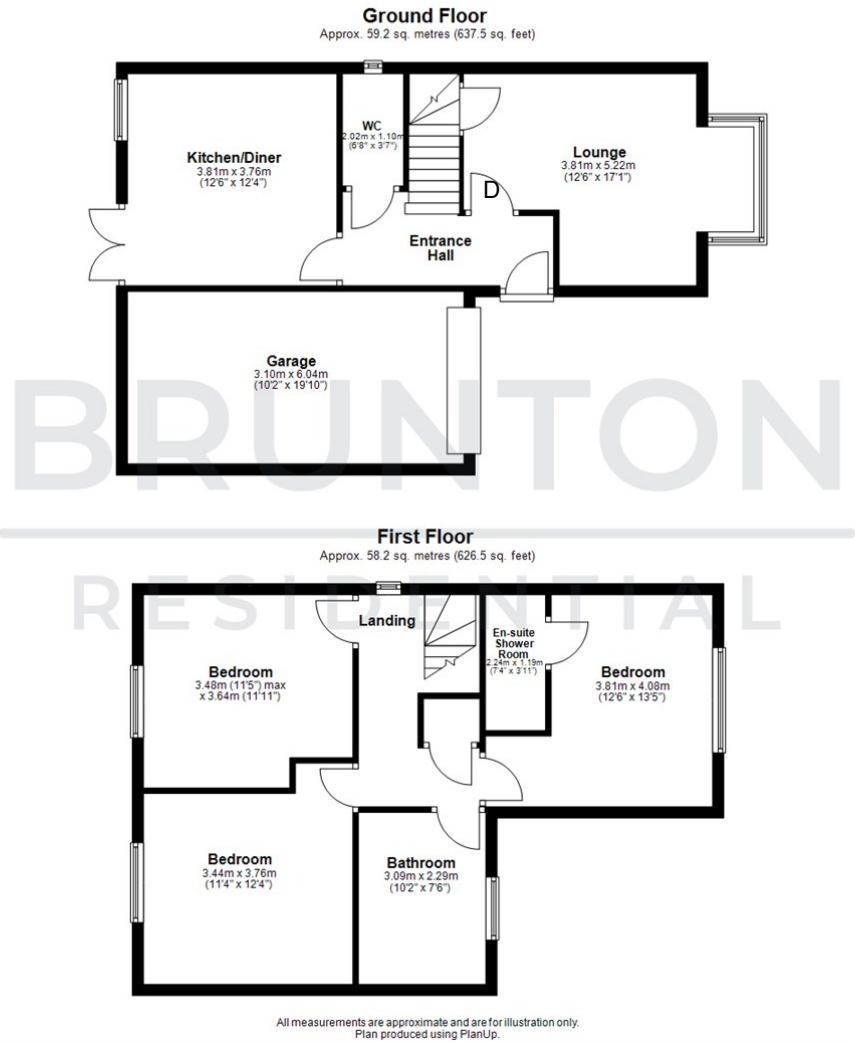
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle upon Tyne  
City Council

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	