

# BRUNTON

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## RESIDENTIAL



**DATALLER DRIVE, HAZLERIGG, NEWCASTLE UPON TYNE, NE13**

**Offers Over £305,000**

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Well-presented three-bedroom detached family home located in Dataller Drive, Hazlerigg, Newcastle Upon Tyne.

The property is arranged over two storeys and includes a spacious living room, an open-plan kitchen/dining area, a separate utility room, and a convenient WC on the ground floor. Upstairs, there are three bedrooms, including a main bedroom with a dressing area and en suite, along with a family bathroom. Externally, the property benefits from driveway parking, an integral garage, and an enclosed rear garden.

The property is situated in the popular residential area of Hazlerigg, close to local shops, supermarkets, well-regarded schools, and everyday amenities. There are excellent transport links nearby, with easy access to Newcastle city centre, the A1, and surrounding areas, as well as convenient public transport routes and nearby rail connections. This makes it a practical and well-positioned choice for families, professionals, and buyers looking for well-connected residential living.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and access into the main ground floor rooms. To the left, there is a spacious living room filled with natural light from the front-facing window and finished with attractive wood-effect flooring, creating a comfortable main reception space.

To the rear of the property, the kitchen/dining room provides a bright open plan area fitted with a neat range of wall and base units, integrated oven, hob and extractor, ample worktop space, and room for family dining. The wood effect flooring continues throughout, creating a smart finish, while a lovely seating nook with French doors opens onto the rear garden, offering a sunny additional space for relaxing. The kitchen also benefits from useful understairs storage. From here, there is access into the separate utility room, fitted with further units, plumbing for appliances, external access, and a convenient WC.

Stairs lead up to the first-floor landing. The first-floor landing gives access to three bedrooms and the family bathroom. The main bedroom benefits from fitted wardrobes, a separate dressing room with further fitted wardrobes, and an en-suite shower room with tiled flooring, WC, wash hand basin, and shower cubicle. The second bedroom is another well-proportioned double room to the front of the property, also with fitted wardrobes. The third bedroom is a versatile and light-filled room, ideal as a nursery, home office, or guest bedroom. The family bathroom is fitted with both a bath and a separate shower, along with tiled flooring, partially tiled walls, a WC, and a wash hand basin.

Externally, the property offers driveway parking to the front leading to the integral garage, along with a lawned front garden. To the rear, there is an enclosed garden with a paved patio seating area and a well-maintained lawn, providing a private and practical outdoor space for everyday use and entertaining.



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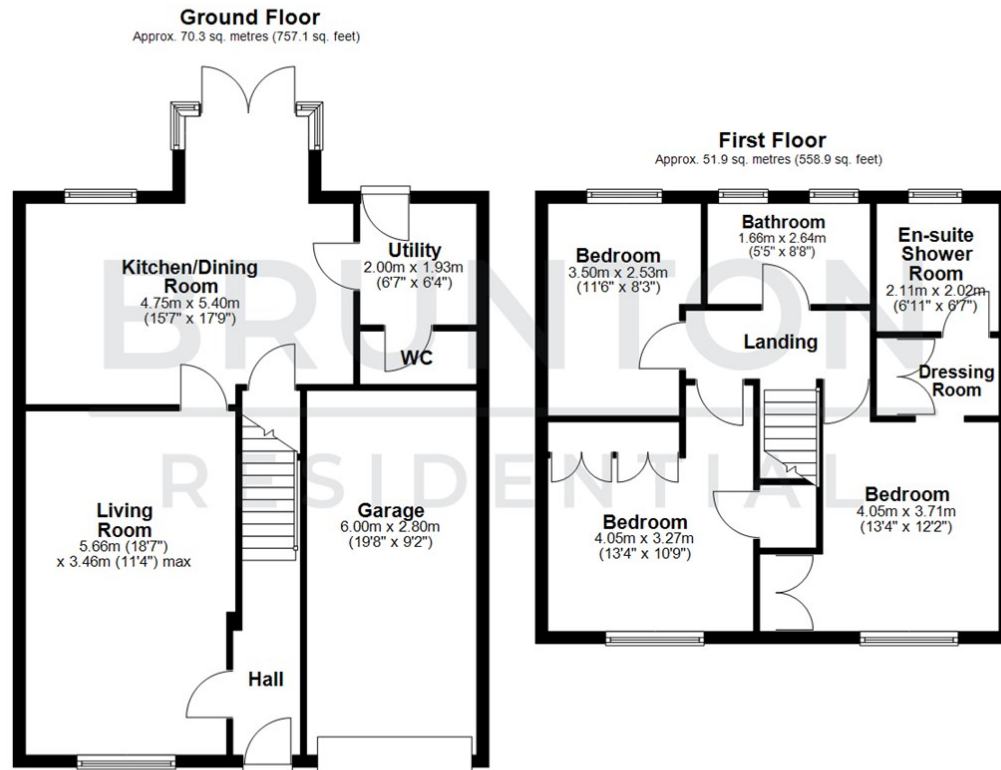
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

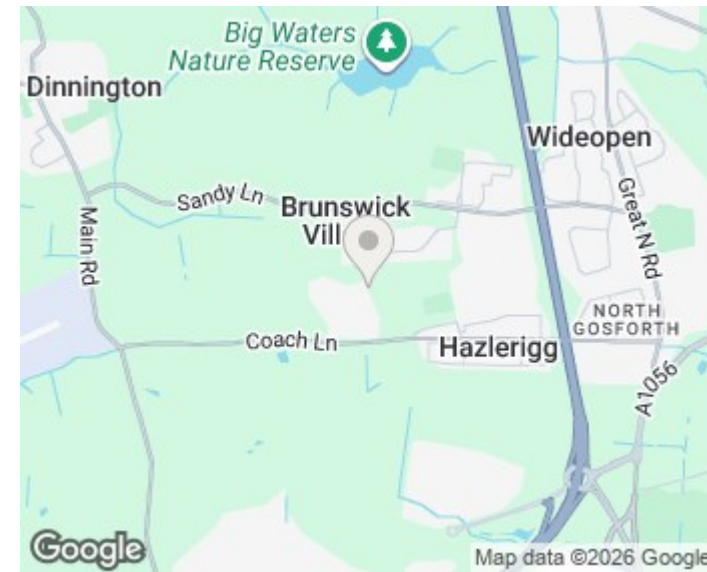
COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 122.3 sq. metres (1316.0 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |