

**BRUNTON**  
RESIDENTIAL



**COLLIER GARDENS, HAVANNAH PARK, NE13**

**£365,000**

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A well-presented, modern four-bedroom detached family home located on Collier Gardens in Hazlerigg. This spacious home offers versatile living accommodation, including four good-sized bedrooms, and two well-appointed bathrooms, ensuring convenience for all residents. The property also benefits from a detached garage with long driveway.

Havannah Park is a charming and well-connected area, offering a peaceful residential setting while remaining within easy reach of local amenities, schools, and transport links.

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Upon entering the property, you are welcomed into a hallway that leads to the main living spaces. The lounge, positioned at the front of the home, is a generous size with ample natural light. Towards the rear, the open-plan kitchen/diner spans the full width of the property, featuring double doors that open onto the garden. A convenient WC is also located on the ground floor.

The first floor comprises four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom, complete with a bath and washbasin. Additionally, there is a smaller room currently used as an office, ideal for home working.

Externally, the property boasts a detached garage and a lengthy driveway providing plenty of off street parking. The rear garden is mainly laid to lawn, featuring a paved seating area and a fenced boundary for privacy.

Situated in Havannah Park, Hazlerigg, this home offers easy access to local amenities, schools, and transport links.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	
(81-91) B	79	
(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		