

**BRUNTON**  
RESIDENTIAL



**WINDER DRIVE, HAZLERIGG, NE13**  
Offers Over £335,000



# BRUNTON

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## RESIDENTIAL





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Well-presented four-bedroom detached family home offering spacious and practical accommodation arranged over two floors, positioned within the popular residential area of Winder Drive. The property is well-suited to modern family living, with a good balance of reception space, bedroom accommodation and outdoor areas.

The accommodation includes a living room, a kitchen/diner with French doors to the garden, a separate utility area and a ground-floor WC. To the first floor are four well-proportioned bedrooms, including a master bedroom with a walk-in wardrobe and an en-suite shower room, along with a family bathroom.

Winder Drive is located within a well-established residential area, offering convenient access to local amenities, schools and transport links, with straightforward routes to Newcastle city centre and surrounding areas, making it ideal for families and professionals alike.

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The internal accommodation comprises: an entrance hall that has stairs leading to the first floor, and also provides access to the living room, a space with a large window and convenient under-stair storage. The living room leads to the kitchen/diner, which benefits from a range of fitted wall and base units along with a window and French doors leading out to the rear garden and allowing in plenty of natural light. Off the kitchen is a useful utility area which has further plumbing and space for a washer and dryer. The utility also provides access to a convenient ground-floor WC.

The stairs lead to the first-floor landing, providing access to four well-proportioned bedrooms, a convenient storage cupboard, and a family bathroom. Two of the bedrooms enjoy fitted wardrobes with sliding doors, while the main bedroom enjoys a walk-in wardrobe/dressing area and an en-suite shower room with a three-piece suite.

Externally, the front of the property benefits from a garage with a double driveway providing off-street parking for two vehicles, as well as a front lawn. To the rear of the property is a large private garden enclosed with timber fencing, laid mainly to lawn, providing an ideal space for family life and entertainment.



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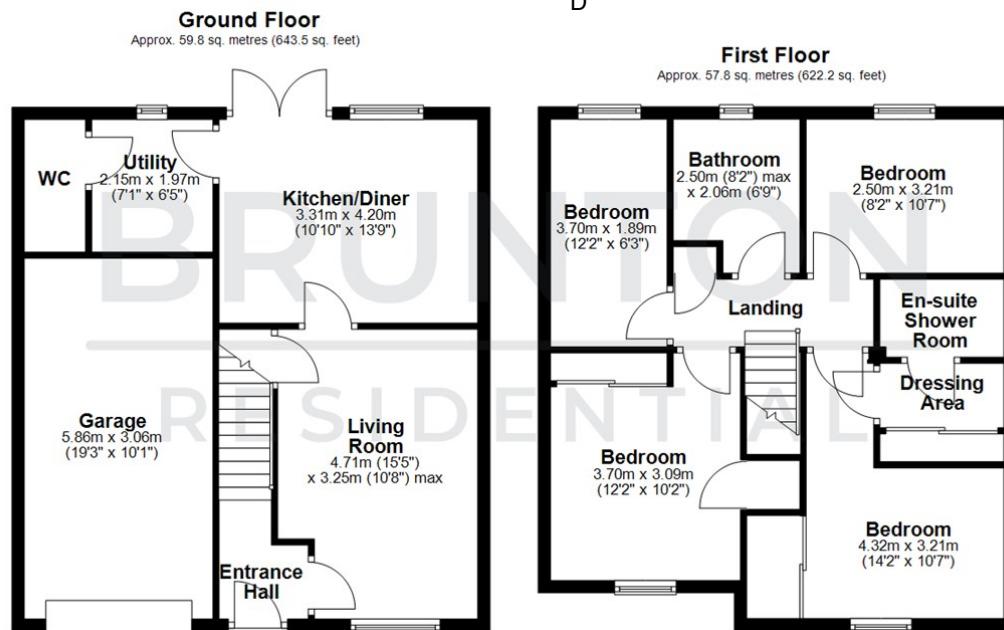
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



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	