

BRUNTON

RESIDENTIAL



MELNESS ROAD, HAZLERIGG, NE13

Offers Over £220,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



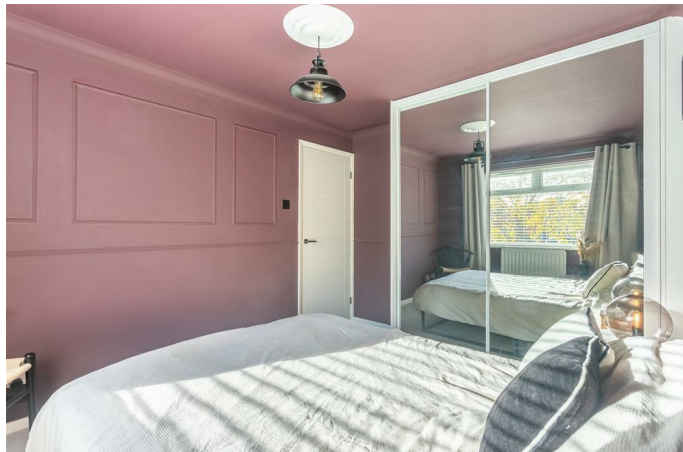
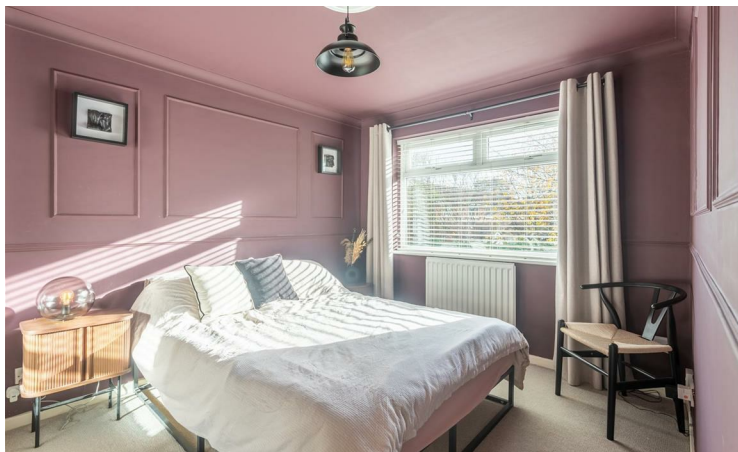


Stylish three bedroom semi-detached home in the sought-after area of Hazlerigg immaculately presented and finished to an exceptional standard, this property offers stylish open plan living with a contemporary edge. Designed with modern family life in mind, it features high-quality finishes, a statement kitchen, elegant reception space, and beautifully landscaped gardens all within a desirable and well-connected location.

Perfectly positioned close to local amenities, reputable schools and excellent transport links to Newcastle and surrounding areas, this impressive home combines style, comfort, and convenience — a rare opportunity in a highly desirable location.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entering, a welcoming entrance hallway sets the tone with its contemporary black framed glass doors, monochrome tiled flooring and a stylish staircase leading to the first floor. The heart of the home lies in the open plan living and dining area, a beautifully curated space with rich teal walls, parquet flooring, and elegant décor. Large picture windows to the front and sliding doors to the rear flood the room with natural light, creating a seamless connection between indoors and out.

The kitchen is a true statement, featuring dark cabinetry with brass fittings, vibrant emerald green tiled splashbacks and contrasting coral walls. The design is complemented by sleek wood-effect worktops, integrated appliances, and patterned tiled flooring, offering a stylish and functional environment for cooking and hosting.

Upstairs, the property offers three bedrooms, each finished with a distinctive design flair. The principal bedroom features sophisticated panelling in a warm rose tone, while the additional bedrooms provide excellent flexibility for family use, guest accommodation, or a home office. The family bathroom is finished to a high standard.

Externally, the property enjoys a private South facing rear garden with a lawn, mature planting and a patio area ideal for outdoor dining and relaxation. To the front, a block paved driveway provides ample off-street parking, leading to an integral garage.



BRUNTON

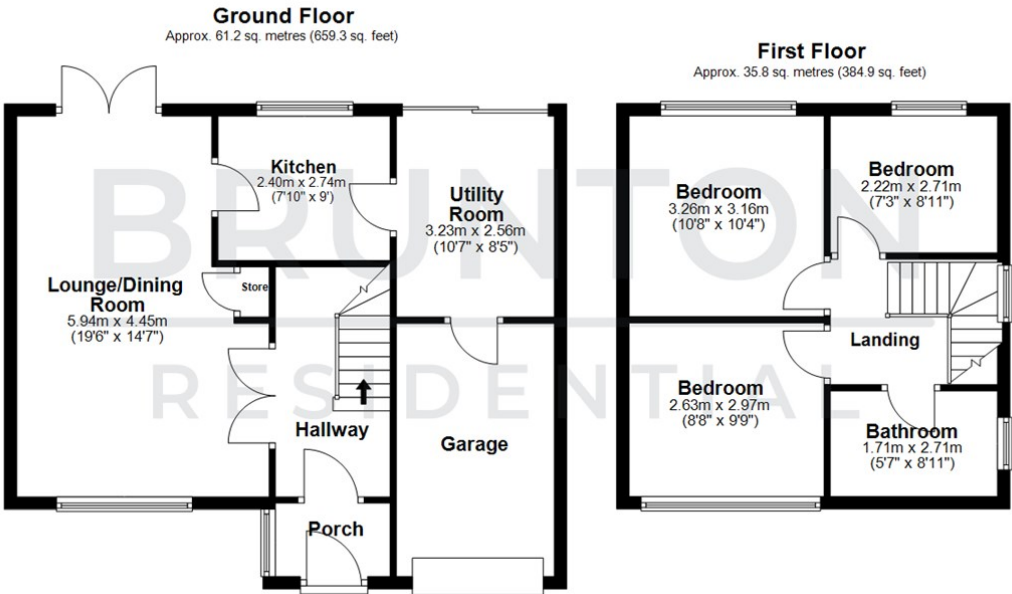
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : C

EPC RATING : D



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		
(81-91) B		
(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		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	