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DATALLER DRIVE, HAVANNAH PARK, NE13

Offers Over £325,000

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A well-presented four-bedroom detached family home offering spacious and versatile accommodation arranged over two floors, ideally situated within the popular residential area of Dataller Drive. The property is perfectly suited to modern family living, providing a balanced layout of reception space, comfortable bedrooms and attractive outdoor areas.

The ground floor accommodation comprises a welcoming living room, a generous kitchen/diner with French doors opening onto the rear garden, a separate utility room and a convenient ground-floor WC. To the first floor are four well proportioned bedrooms, including a principal bedroom benefitting from a walk-in wardrobe and en-suite shower room, in addition to a modern family bathroom.

Dataller Drive is positioned within a well-established residential setting, offering easy access to a range of local amenities, reputable schools and excellent transport links. With straightforward routes into Newcastle city centre and the surrounding areas, the property is ideally suited to families and professionals alike.

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The internal accommodation briefly comprises an entrance hall with stairs rising to the first floor and access to the living room, a bright and welcoming space featuring a large window and useful under stair storage. The living room opens through to the kitchen/diner, which is fitted with a range of wall and base units and benefits from both a window and French doors leading out to the rear garden, allowing for an abundance of natural light.

Adjacent to the kitchen is a practical utility room providing additional storage, plumbing and space for a washing machine and dryer, along with access to a convenient ground floor WC.

To the first floor, the landing provides access to four well proportioned bedrooms, a useful storage cupboard and a family bathroom. The principal bedroom enjoys a walk in wardrobe/dressing area and an en-suite shower room comprising a modern three-piece suite.

Externally, the property features a garage and a double driveway to the front, providing off street parking for two vehicles, alongside a neatly maintained front lawn. To the rear is a generously sized private garden, enclosed by timber fencing and laid mainly to lawn, offering an ideal space for family life and outdoor entertaining.



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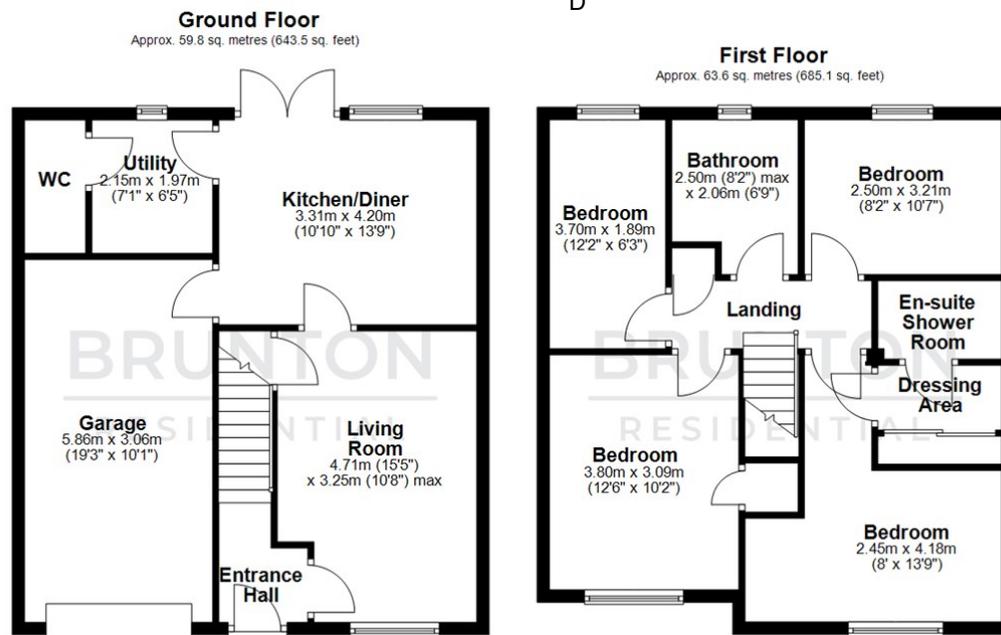
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TENURE : Freehold

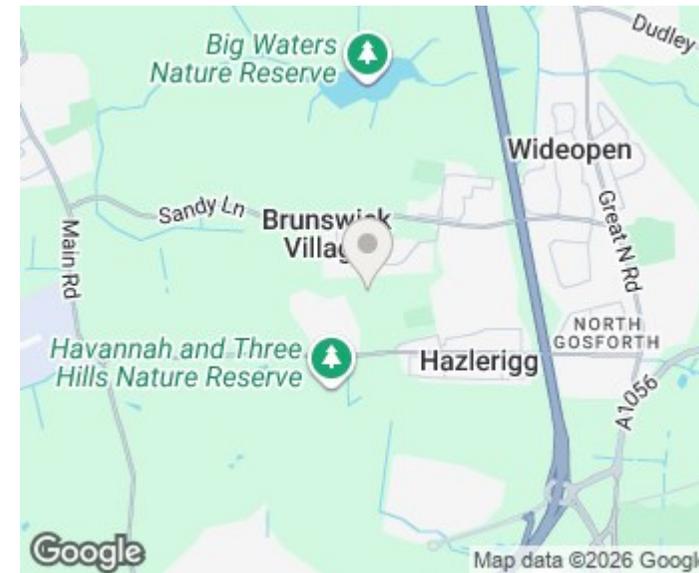
LOCAL AUTHORITY : Newcastle CC

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 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	