

# BRUNTON

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RESIDENTIAL



**HAZEL COURT, NE12**  
Offers Over £325,000

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Well-presented three bedroom detached home built by Avant Homes, in superb condition throughout. The property enjoys a modern finish and benefits from a double driveway and an enclosed south facing rear garden.

The accommodation is arranged over two floors and includes a spacious lounge, a modern fitted kitchen and dining room, and a convenient ground floor WC, with practical storage throughout. The first floor hosts three well proportioned bedrooms, with the master bedroom benefiting from an en-suite, while a well appointed family bathroom serves the remaining rooms.

The property is situated within a popular residential development that appeals to families and professionals alike. Its combination of modern design, excellent presentation and private outdoor space makes it an attractive opportunity for buyers seeking a comfortable, move in ready home.

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The internal accommodation comprises: A welcoming entrance hall with a useful storage cupboard. To the left is a superb modern kitchen/diner, well equipped with integral appliances and a generous range of wall and floor units providing excellent storage and work surface space.

Further along the hallway, to the right, is the converted garage space now offering sitting and dining room, enjoying a front aspect view and benefiting from a storage cupboard to the rear. At the end of the hallway is a bright and airy living room featuring a fireplace and bi-fold doors opening out to the rear garden, creating an excellent connection to the outdoor space. Off the living room is a useful utility area, which in turn leads to a convenient ground floor WC.

Stairs lead up to the first floor landing, which gives access to three well-proportioned bedrooms. The master bedroom benefits from built in cupboards with sliding doors and an en-suite. A well appointed family bathroom with tiled walls, a WC, washbasin and a bath with overhead shower serves the remaining bedrooms. A further storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front of the property is a large driveway providing off street parking for two cars. To the rear is an enclosed garden offering a versatile outdoor space, including a block paved seating area, gravelled sections, an area laid to lawn and a useful garden shed.



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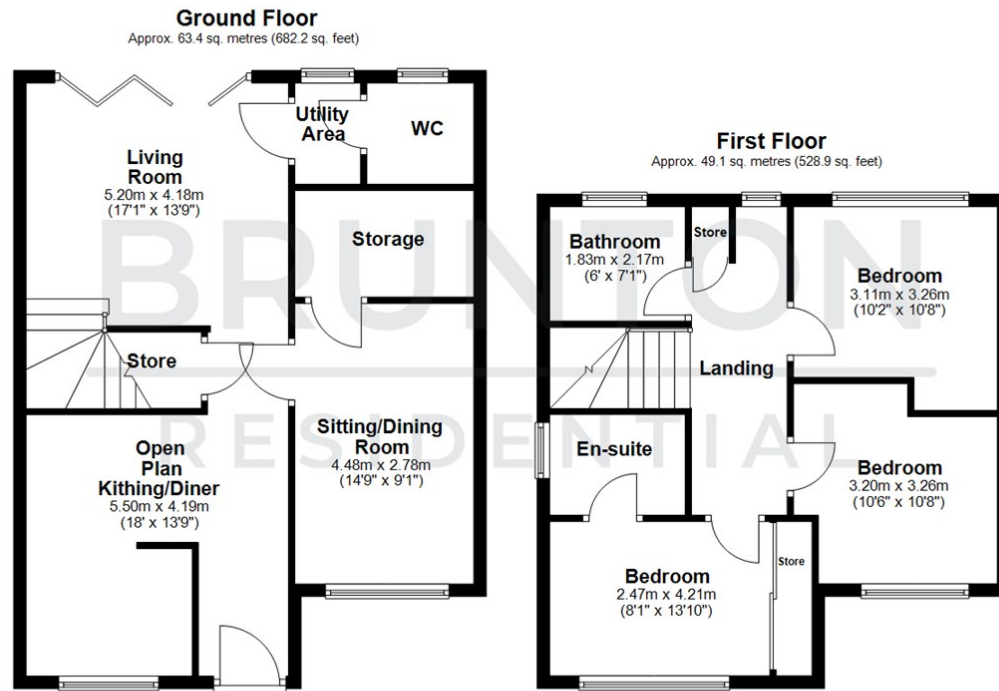
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TENURE : Freehold

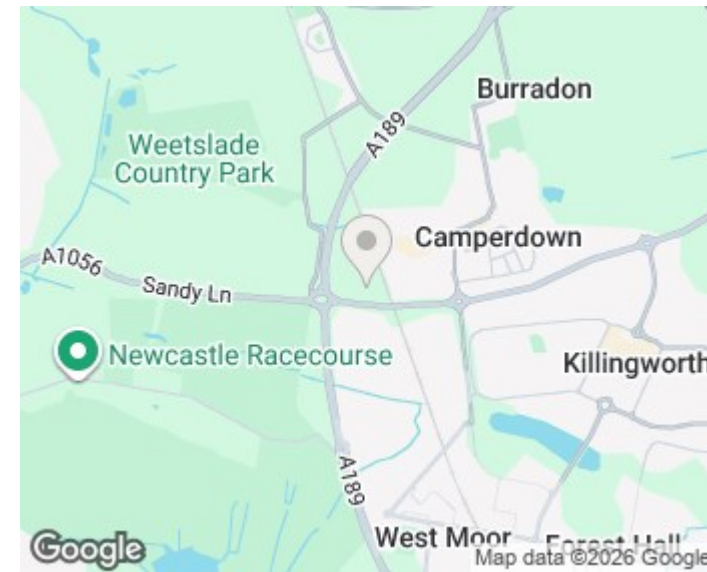
LOCAL AUTHORITY : North Tyneside Council

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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	