



Stoneman Court

Havannah Park Hazlerigg, NE13 7FR

SOUTH FACING GARDEN - SHOW HOME CONDITION - SOUGHT AFTER LOCATION

Brunton Residential are delighted to offer this four bedroom detached home located on Stoneman Court in the hugely popular Havannah Park development. This 'Alder' style home from Bellway is immaculately presented and has a stunning south facing rear garden and an open aspect to the front.

Offers Over £400,000

43 Stoneman Court

Havannah Park Hazlerigg, NE13 7FR



The property has been enhanced by the current owners and has stylish accommodation which briefly comprise of; entrance hallway with access to store cupboard and garage which has electric car charging point. There is a bright, spacious lounge with media wall and built in fireplace as well as a fantastic kitchen/dining room with snug area. The high spec kitchen has French doors overlooking the rear garden and offers a range of wall and floor units with coordinated work surfaces including central island which provides space for informal dining. The kitchen has a range of high-end fitted appliances including fridge/freezer, oven, dishwasher and wine cooler. A utility room and downstairs WC can also be accessed via the kitchen area.

The first floor consists of a large, master bedroom with fitted wardrobes and access to a modern, ensuite shower room. There are three further spacious, double bedrooms with fitted wardrobes and a family bathroom with walk-in shower and separate bath. The first floor landing also provides two storage cupboards and access to the boarded loft space.

Externally there is a low maintenance garden to the front with pathway access to the property and a driveway which provides off-street parking and access to the garage. The stunning south facing rear garden has been landscaped with a combination of lawned and patio areas with raised planted borders and which provides a fantastic outdoor space for entertaining and al fresco dining. There is also external downlighting and security cameras to the front and rear of the property.

ON THE GROUND FLOOR

Hallway

Lounge

14'5" x 14'4" (4.39m x 4.36m)

Kitchen/Dining Room

18'4" x 20'11" (5.59m x 6.37m)

Utility

WC

Garage

Landing

Bedroom

16'0" x 14'4" (4.87m x 4.36m)

En-suite

Bedroom

11'8" x 10'3" (3.56m x 3.12m)

Bedroom

12'0" x 10'6" (3.66m x 3.19m)

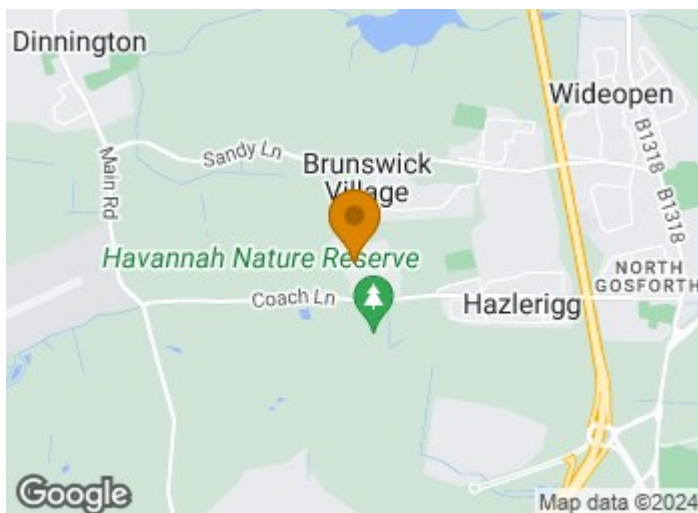
Bedroom

12'4" x 10'6" (3.75m x 3.19m)

Disclaimer

ON THE FIRST FLOOR

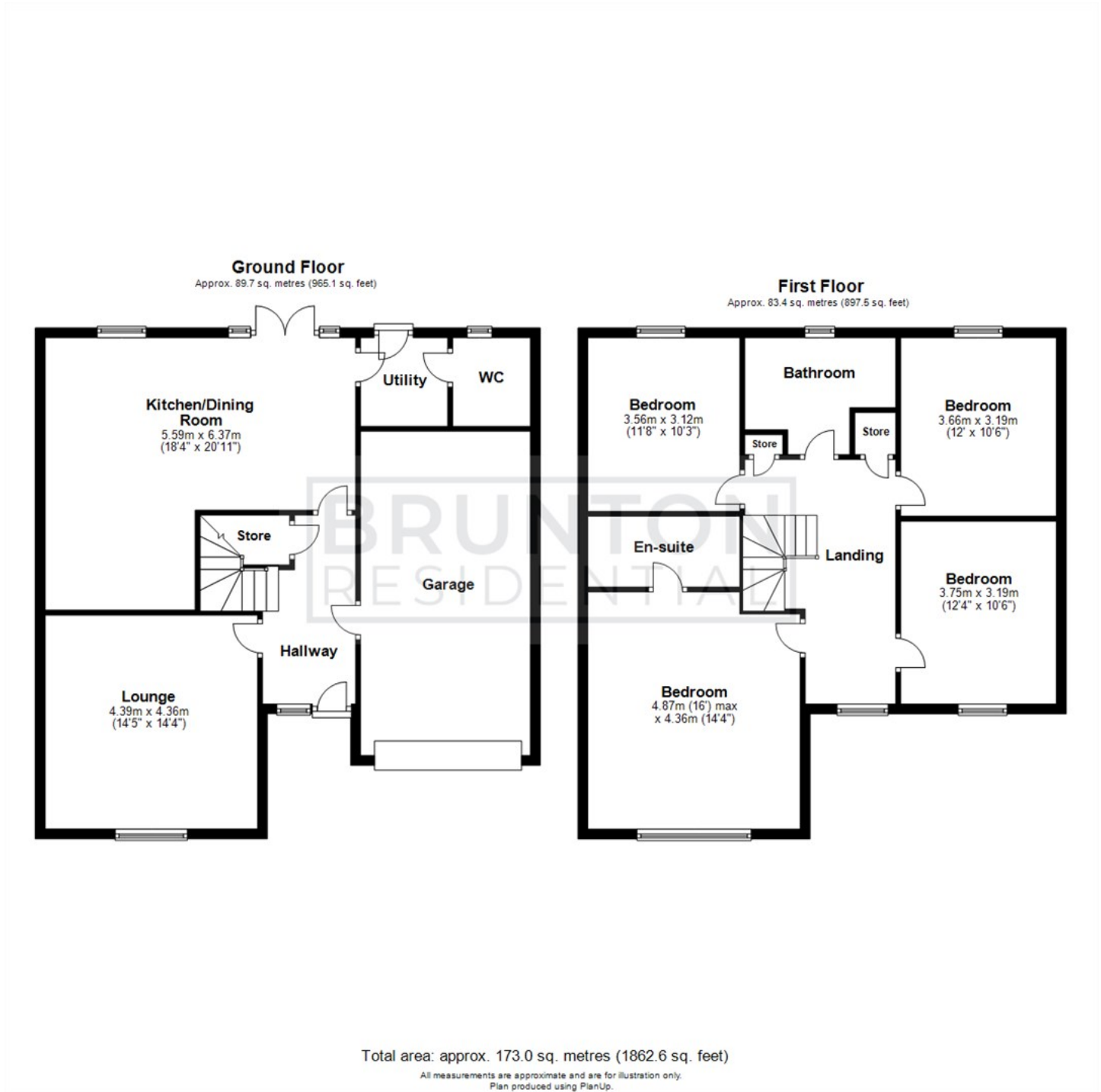
Bathroom



- SHOW HOME CONDITION
- STUNNING SOUTH FACING GARDEN
- MODERN KITCHEN & BATHROOMS
- FOUR DOUBLE BEDROOMS
- DETACHED HOME
- SOUGHT AFTER LOCATION
- GARAGE & DRIVEWAY
- FREEHOLD



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs		85	93	Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(92 plus) A						
(81-91) B	(81-91) B						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) F						
(1-20) G	(1-20) G	Not environmentally friendly - higher CO ₂ emissions					
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	