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COLLIER GARDENS, HAVANNAH PARK, NE13

Offers Over £400,000

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DETACHED HOME - FANTASTIC LOCATION - FRONT & REAR GARDENS

Brunton Residential are delighted to offer this four bedroom detached home located on Collier Gardens located in the popular Havannah Park development. The property is positioned within a quiet cul-de-sac and has an open aspect to the front. This property is also presented with no onward chain.

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The accommodation briefly comprises of; entrance hallway with access to downstairs WC & store cupboard. There is a bright, spacious lounge with windows to the front and a full width family kitchen to the rear of the home. The kitchen offers a range of wall and floor units with coordinated work surfaces and fitted appliances with an ample space for formal and relaxed dining.

The first floor consists of a master suite with fitted wardrobes and an ensuite shower room, a second ensuite bedroom with shower room and two further double bedrooms as well as the tiled family bathroom WC.

Externally, there is a garden to the front which is laid mainly to lawn with pathway access to the property while a driveway provides parking for multiple cars and access to the garage. The rear garden has been landscaped with a combination of lawned and patio areas with planted borders. The property is positioned on the edge of the estate and provides unobstructed views towards Havannah Country Park.



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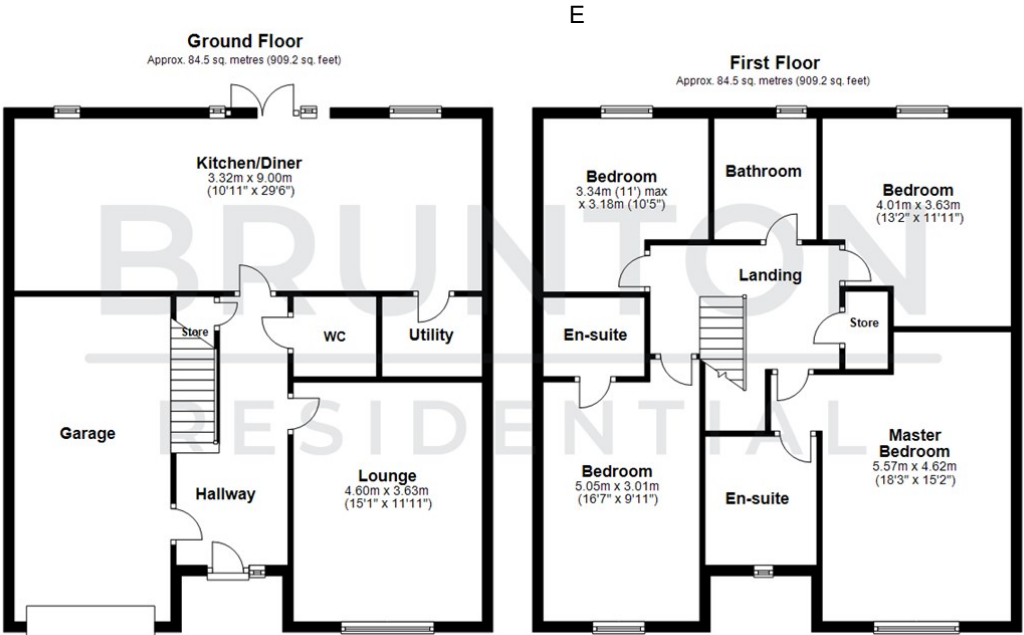
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

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		93
(81-91) B	84	
(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	