

# BRUNTON

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## RESIDENTIAL



**HAVANNAH DRIVE, FIVE MILE PARK, WIDEOPEN, NE13**

**Offers Over £200,000**

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Well-Presented Three-Bedroom Semi-Detached Home with Generous Gardens, Two Bathrooms, and Driveway Parking. Ideally Suited to Families or Buyers Seeking a Peaceful Yet Well-Connected Location.

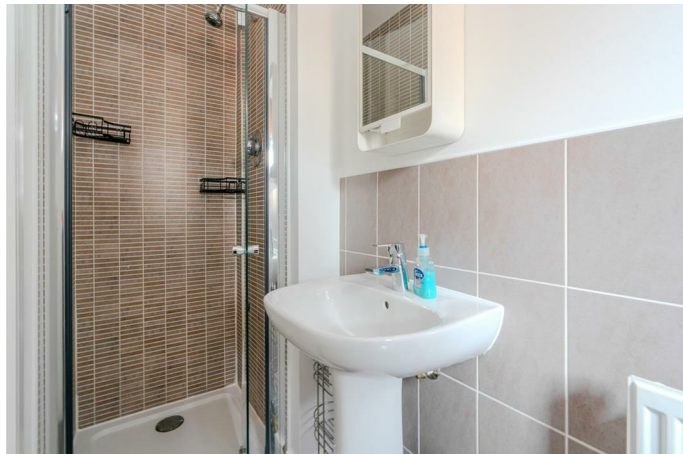
The property offers a spacious lounge, three well-proportioned bedrooms, a bathroom and an en suite shower room to the principal bedroom, as well as practical off-street parking. The standout feature is the excellent outdoor space, with generous front and rear gardens ideal for outdoor enjoyment.

Positioned on Havannah Drive in the popular area of Wideopen, this home enjoys a quiet residential setting within easy reach of local shops, schools, and transport links into Newcastle city centre.

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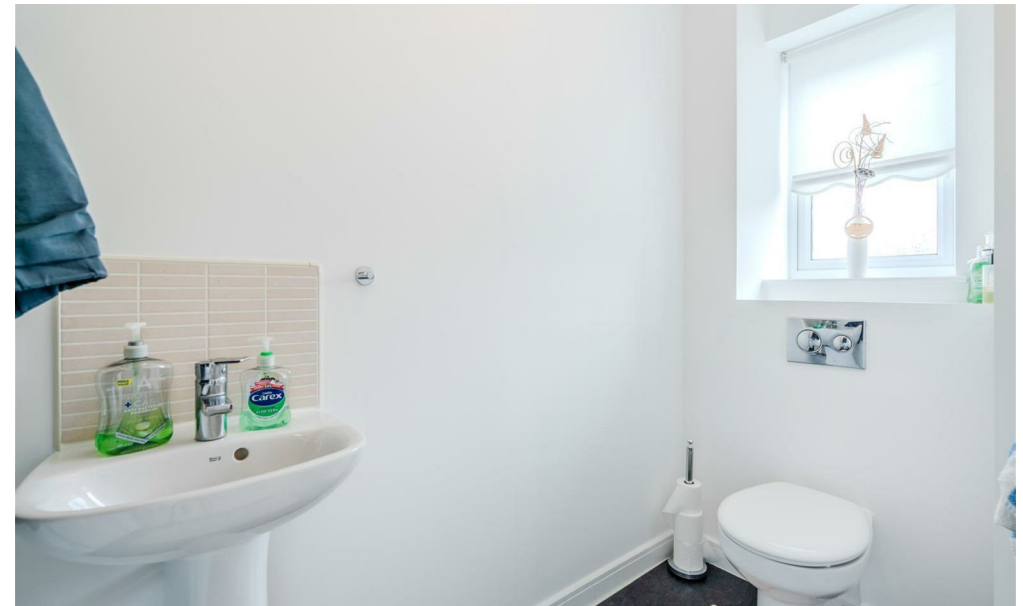
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Accommodation briefly comprises; Entrance hallway with WC, a large lounge is position to one side of the property, it offers windows to the front and French Doors to the rear gardens. The kitchen is fitted with a range of wall and floor units with coordinated work surfaces, the kitchen also offers a small dining area with a second set of French doors to the rear garden space.

The first floor consists of three bedrooms and a bathroom WC. The master room offers an ensuite and wardrobe storage space, a further two bedrooms are spacious and would make for bedrooms or home offices and finally a bathroom WC is part tiled.

Externally there are wrap around lawned gardens to the front with gated access to the front door while to the rear is a landscaped area with fenced boundaries and gates to a rear parking area.



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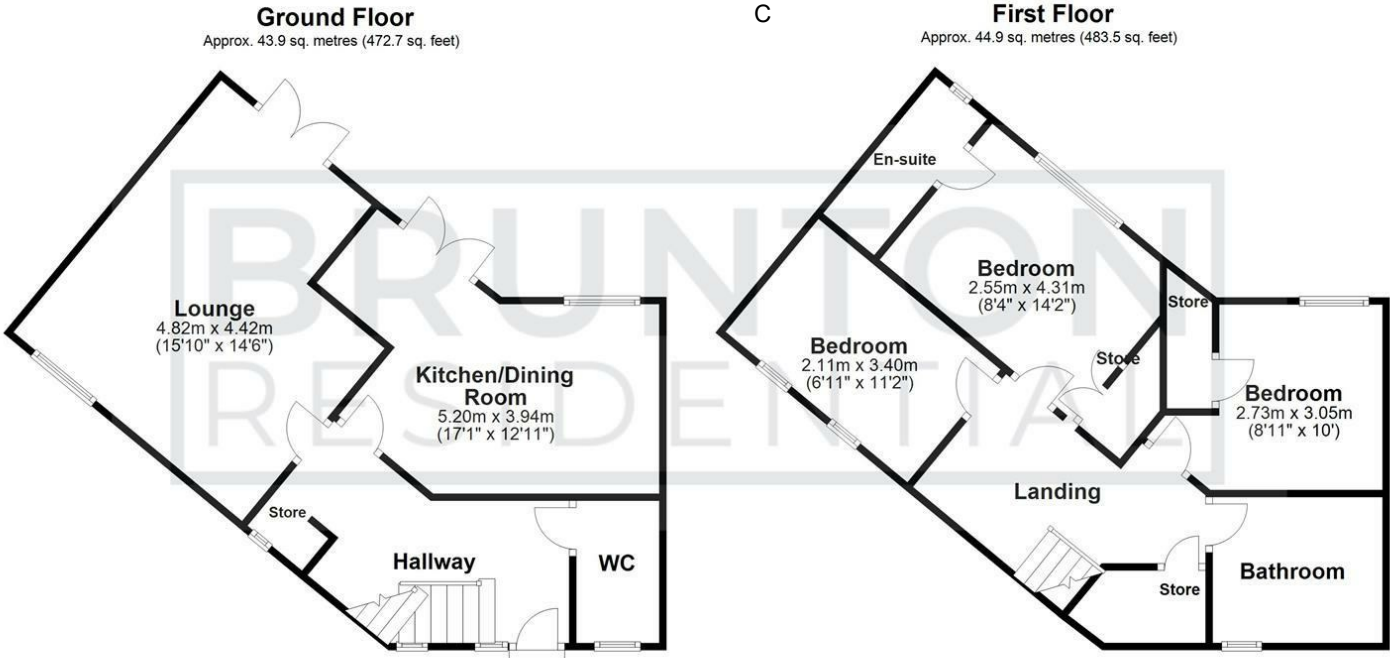
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : C

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |