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WINDER DRIVE, HAVANNAH PARK, NE13

Offers Over £225,000

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Modern Three-Bedroom Semi-Detached Home With Two Bathrooms, Enclosed Garden, And Driveway Parking, Situated Within The Sought-After Havannah Park Development.

The property offers a bright reception room, a well-designed kitchen and dining space, three well-proportioned bedrooms including a principal with en-suite, and the benefit of two further bathrooms. Externally, the home enjoys an enclosed rear garden and driveway parking, making it a practical and appealing choice for families.

Located in Havannah Park, this property is within a popular residential area known for its community feel, excellent local schooling, and easy access to shops, restaurants, and transport links across Newcastle and beyond.

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The internal accommodation briefly comprises: a hallway with stairs rising to the first floor. To the right, there is a spacious lounge with a front-aspect window and useful understairs storage.

To the rear, the kitchen/diner is fitted with a range of wall and base units, granite work surfaces, and parquet herringbone flooring. Integrated appliances include an oven, hob, and extractor fan. This space provides ample room for dining, with French doors opening out to the garden. From here, there is also access to a ground floor WC.

Upstairs, the landing leads to three bedrooms. The principal bedroom benefits from an en-suite shower room and a storage unit, while the remaining bedrooms are served by a family bathroom, fitted with a bath, overhead shower, washbasin, and WC.

Externally there is a drive to the front offering off street parking with EV charger, to the rear is an enclosed garden with side access laid mainly to lawn with patio area.



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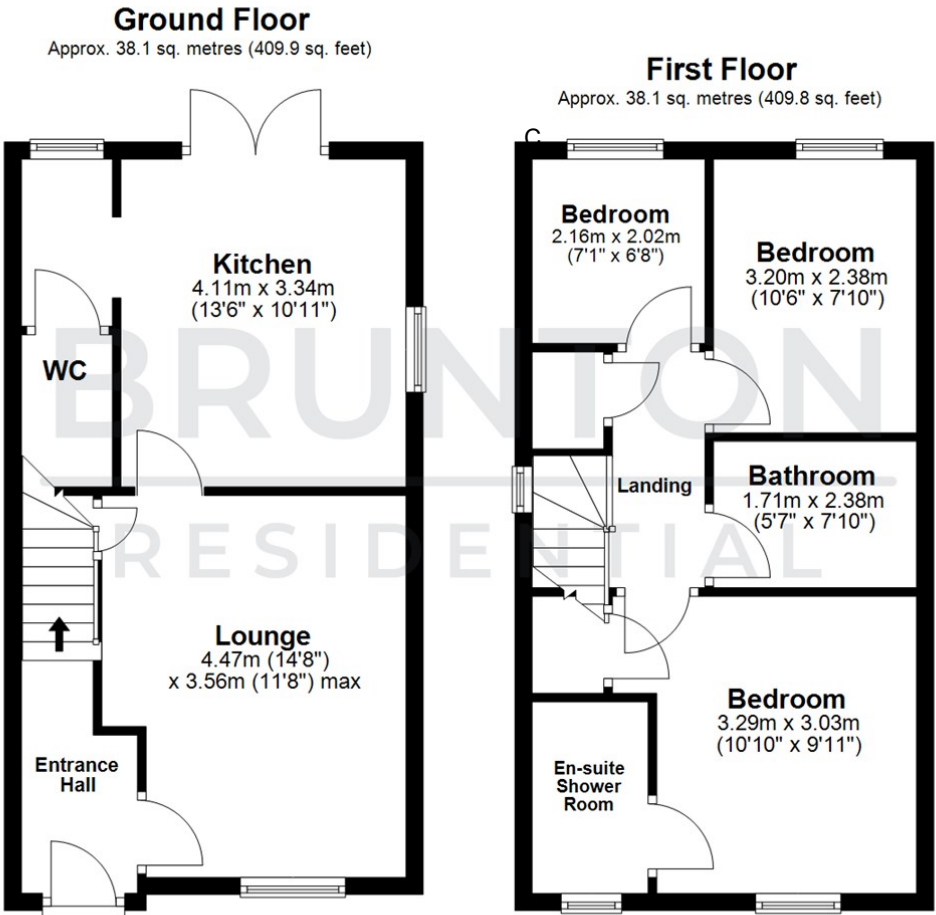
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

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		96
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	