

Corver Crescent, Havannah Park, Hazlerigg, NE13

OO £350,000



Full Description

Alexander Hudson Estates introduce to the market this four-bedroom detached family home, positioned on Corver Crescent within the Havannah Park development in Hazlerigg, NE13. The property offers well-presented accommodation over two floors, including an open-plan kitchen and dining room and an en-suite to the principal bedroom.

The property briefly comprises of entrance hall with stairs to the first floor and access to the living room. Positioned to the front, the living room provides a generous reception space with wood-effect flooring and a feature wall with an inset electric fire, and leads through to the kitchen and dining room.

The kitchen and dining room is positioned to the rear. The kitchen is fitted with a range of gloss handleless wall and base units, work surfaces, and a built-in oven, hob and extractor hood. The dining area has room for a family table, with French doors opening onto the rear patio. A utility room provides further storage, space for a washing machine and a side door, and the ground floor WC is accessed from here.

To the first floor, the principal bedroom is a generous double to the front with an en-suite shower room. The three further bedrooms are well-

proportioned, and two of them have fitted wardrobes. The en-suite comprises of shower cubicle, wash hand basin and WC, and the family bathroom comprises of bath with shower over, wash hand basin and WC.

Externally, a block-paved driveway provides off-street parking and access to the integral garage, alongside a lawned front garden. To the rear is an enclosed garden with a generous lawn, established borders and a paved patio, providing space for outdoor dining and entertaining.

The home offers approximately 1,358 sq ft including the garage, along with four bedrooms, an open-plan kitchen and dining room, off-road parking and an established rear garden. It is a well-rounded family home in a popular Hazlerigg location.

Living Room 15' 11" x 11' 1" (4.86m x 3.37m)

Kitchen 19' 3" x 10' 5" (5.88m x 3.17m)

Utility Room 7' 0" x 5' 3" (2.13m x 1.61m)

Garage 19' 3" x 10' 1" (5.86m x 3.07m)

Bedroom 14' 6" x 13' 9" (4.42m x 4.19m)

En-suite 8' 0" x 6' 0" (2.44m x 1.83m)

Bedroom 11' 9" x 10' 1" (3.59m x 3.07m)

Bedroom 12' 2" x 8' 11" (3.72m x 2.71m)

Bedroom 10' 4" x 8' 11" (3.15m x 2.71m)

Bathroom 6' 11" x 5' 6" (2.12m x 1.67m)

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Modern four bedroom detached family home with en-suite to the principal bedroom.
- Open-plan kitchen and dining room with French doors to the garden, plus utility room and ground floor WC.
- Block-paved driveway, integral garage and enclosed rear garden with established borders.
- Havannah Park, Hazlerigg, NE13, close to Havannah and Three Hills Nature Reserve with easy access to the A1, A19 and Newcastle Great Park.

Contact Us

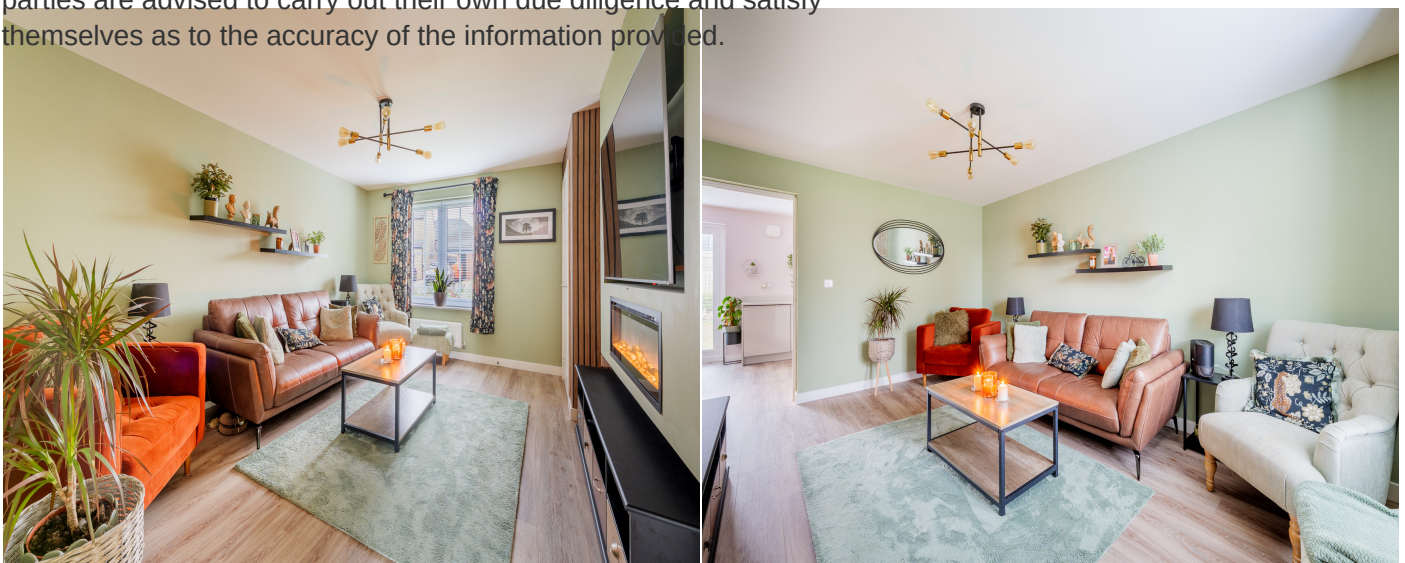
Alexander Hudson

The Printworks, 20 Arrow Close
Killingworth

Newcastle Upon Tyne
NE12 6QN

T: 0191 268 7433

E: sales@alexanderhudson.co.uk





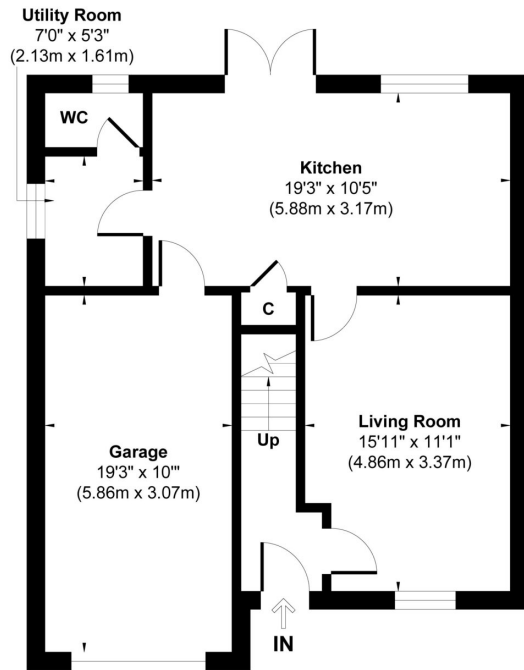




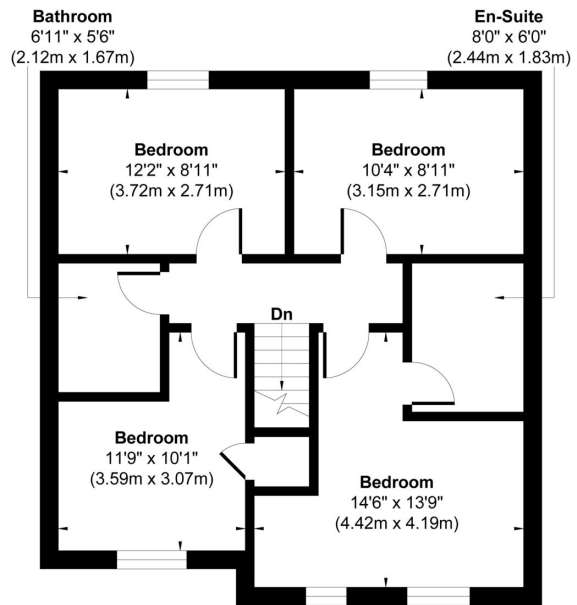


Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		93	(92-100) A		94
(81-91) B	83		(81-91) B	85	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		





Ground Floor
Approximate Floor Area
706 sq.ft
(65.56 sq.m)



First Floor
Approximate Floor Area
652 sq.ft
(60.56 sq.m)

Approx. Gross Internal Floor Area 1358 sq. ft / 126.12 sq. m (Including Garage)

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