

# Havannah Drive, Five Mile Park, NE13

OIRO £375,000



## Full Description

Alexander Hudson Estates are please to welcome to the market this bright and spacious, four bedroom, detached family home. Located in the increasingly popular Wideopen, NE13.

The property has been well maintained throughout and offers a warm, welcoming atmosphere from the moment you step inside. The accommodation briefly comprises an entrance hallway, a separate living room, and a generous open-plan kitchen, dining area, and snug area, ideal for modern family living. A utility room and convenient downstairs WC are accessed from the kitchen.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and private en-suite shower room. The remaining three bedrooms are served by a stylish family bathroom, fitted with a modern suite and quality fixtures.

Externally, the front of the property features a neatly maintained lawned garden and a large paved driveway providing off-street parking for multiple vehicles. The driveway also offers direct access to the integral garage, which provides additional parking or valuable storage space. To the rear, the generous garden includes a patio area ideal for outdoor dining, a well-

kept lawn, and shrubs.

This represents a brilliant opportunity to purchase a family home close to Havannah Nature Reserve and Newcastle Airport. The property is in a prime location, within easy reach of Newcastle City Centre, the A1 and A19, offering easy access for traveling throughout the region.

## Features

- Four bedroom, detached family home.
- Thoughtfully decorated and well maintained throughout.
- Spacious, modern kitchen benefiting from a dining area and private snug.
- Within easy reach of the A19 and A1, providing easy travel across the region.

## Contact Us

### Alexander Hudson

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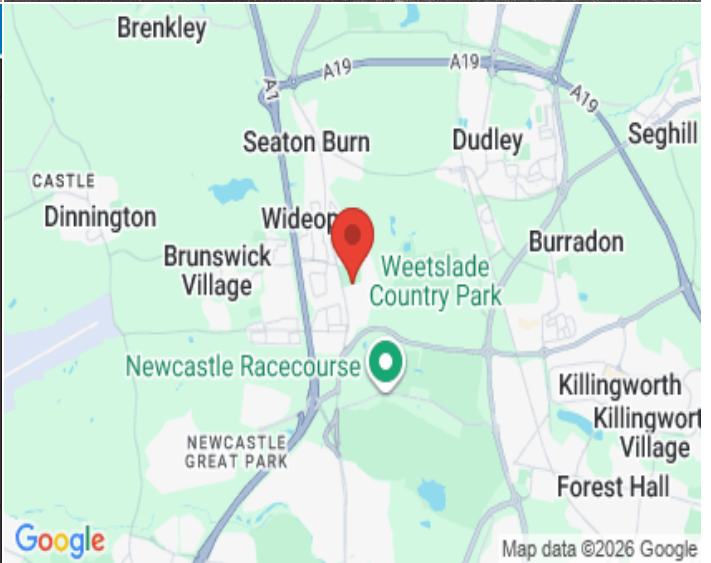


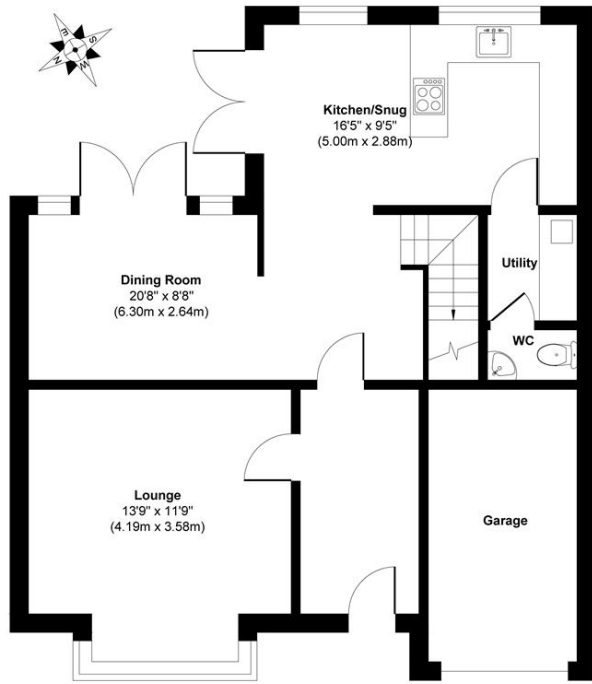




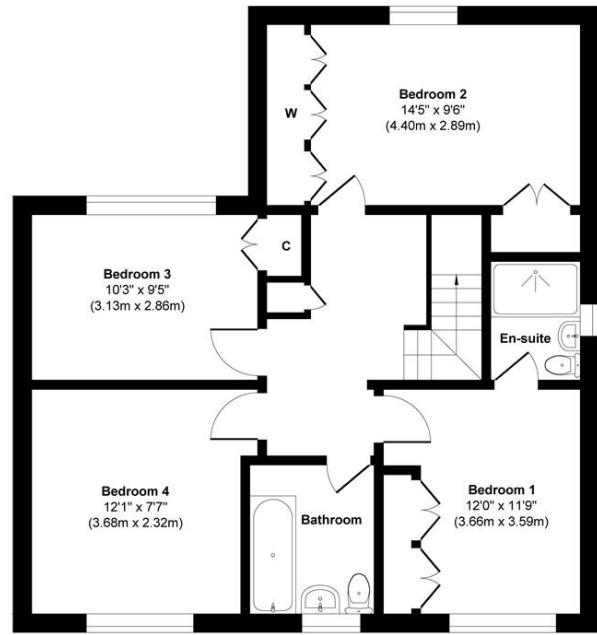
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**  
 Approximate Floor Area  
 802 sq. ft  
 (74.51 sq. m)



**First Floor**  
 Approximate Floor Area  
 759 sq. ft  
 (70.51 sq. m)

**Approx. Gross Internal Floor Area 1565 sq. ft / 145.42 sq. m**

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