

SIGNATURE

NORTH EAST

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📍 Winder Drive, Newcastle upon Tyne NE13 7FU

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Asking Price
£210,000

Signature North East welcomes you to this modern two-bedroom semi-detached home, located in the desirable Havannah Park Development. Built in 2022, the property enjoys a peaceful setting close to the green spaces of Havannah Park Nature and Three Hills reserves, while still offering the convenience of local amenities just a short walk away and frequent transport links to Newcastle City Centre, just 20 minutes away. This home perfectly combines contemporary living with a tranquil location, making it an ideal choice for a variety of buyers.

Stepping through the entrance hallway, you are greeted by a beautifully presented ground floor. The spacious living/dining area is flooded with natural light thanks to elegant French doors, which open directly onto the south-facing rear garden with no properties to the rear. The kitchen provides an abundance of workspace with attractive wall and base units, all complemented by luxurious quartz countertops. Integrated appliances include a dishwasher, washer dryer, fridge freezer, extractor fan and induction hob; ceiling spotlights finish the kitchen. Completing this level is a fully tiled WC, with both the floor and walls finished to a high standard and Amtico LVT fitted to downstairs floors.

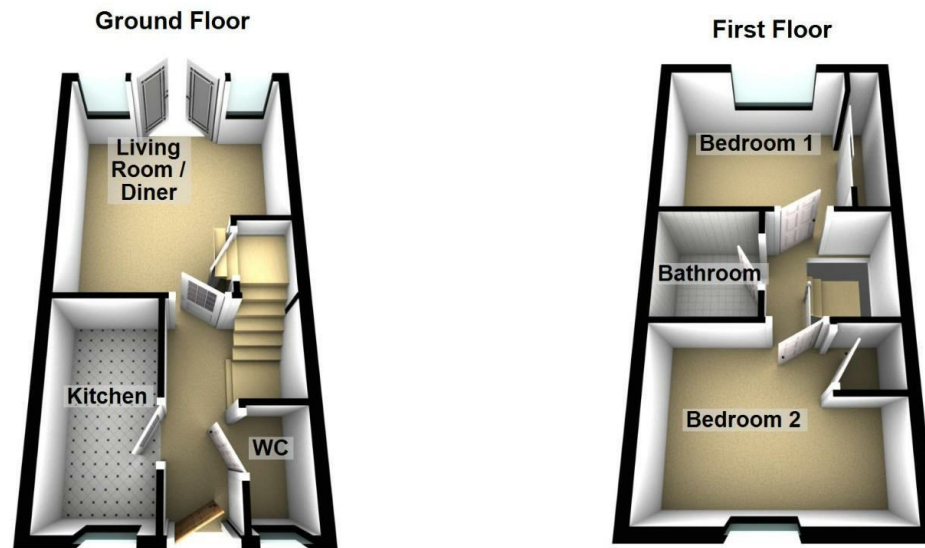
To the first floor, the home offers two generously sized double bedrooms, both beautifully presented in a modern style and filled with natural light, creating warm and inviting spaces to unwind. The family bathroom continues the home's high-quality finish, exuding contemporary elegance with a pristine bathtub and overhead shower, a sleek wash basin, and a WC. Fully tiled to both the floors and walls, it also features a chrome towel rail and ceiling spotlights, all enhanced by quality fittings to provide a luxurious, relaxing retreat.

Externally, the rear garden enjoys an artificial lawn, an extended patio area perfect for outdoor dining or entertaining, outside light and power sockets and a useful storage shed. Beyond the garden lies a charming allotment and mature trees, ensuring there are no properties to the rear and offering a delightful sense of privacy and a scenic outlook. To the front, a private driveway provides off-street parking and is further enhanced by the convenience of an electric vehicle charging point, making this home as practical as it is stylish.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 55.8 sq. metres (600.1 sq. feet)

Measurements:

Living Room / Diner
13'6" x 12'4"

Kitchen
10'3" x 5'4"


WC
5'5" x 2'11"

Bathroom
6'0" x 5'6"

Bedroom One
9'3" x 10'4"

Bedroom Two
8'11" x 12'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

England & Wales





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