



Corver Crescent, Hazlerigg



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1848 ft²
171.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	

Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.



Offers Over £490,000

Description

IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME
POSITIONED PERFECTLY ON THE SOUGHT AFTER RESIDENTIAL
DEVELOPMENT OF HAVANNAH PARK IN HAZLERIGG

Brannen & Partners welcome to the market this immaculately presented four bedroom detached property, ideally situated within the popular modern development of Havannah Park, Hazlerigg. Constructed in 2023 and boasting substantial accommodation throughout, the contemporary home offers four double bedrooms, three modern bathrooms, two bright reception spaces, a sleek and generous kitchen diner, convenient utility space and downstairs WC, complete with a considerable south facing rear garden and fully paved double driveway to the front, with access to the integral garage.

Briefly comprising: Bright and inviting entrance hallway connects to all principal rooms of the ground floor, whilst housing a convenient WC, integral storage cupboard and stairs to the first floor. Positioned to the front of the home, the living room presents a box style bay window welcoming ample natural light, in addition to a feature fireplace housing a modern LED fire.

Moving to the rear of the home, the kitchen diner opens up. Spanning almost the width of the home, the contemporary kitchen diner truly is the heart of the home. Presenting an island layout with power points and Quartz worktops, the kitchen is equipped with a large variety of wall, base and drawer units, in addition to several integral appliances including a double eye level oven, fridge, freezer, gas hob, floating extractor hood and dishwasher.

The open plan layout ensures ample space for a dining table and French door access out to the rear garden, as well as connecting to both the convenient utility space and snug area, offering the ideal secondary reception area and further access to the rear garden. Fitted with plumbing and space for appliances, the utility room also provides access to the integral garage.

The light and open first floor landing leads to all four bedrooms and the family bathroom. All bedrooms are doubles and three have the convenience of fitted wardrobes. The primary and second bedroom also offer modern en-suite shower rooms, featuring walk in showers, integral WC's, wall mounted wash basins and heated towel rails. Mirroring the same sleek design, the family bathroom offers a separate bath in addition.

Externally to the rear is a generous sized south facing garden, laid mainly to lawn with a paved patio area. There is side access to the front where there is driveway parking for two cars and access to the integral garage.

An ideal situation to the rear of the popular residential Havannah Park development, the property's location is highly sought after. Positioned on the outskirts of Hazlerigg and Brunswick Village, the home is perfectly placed for access to excellent transport links such as A1.

Entrance Hallway
6'3" x 13'7"

W.C.
4'7" x 4'7"

Living Room
12'1" x 17'7"

Kitchen Diner
24'5" x 10'0"

Snug
10'2" x 11'3"

Utility Room
5'2" x 5'8"

Landing
7'0" x 17'9"

Bedroom One
6'10" x 13'2"

Dressing Area

En-suite
4'10" x 7'3"

Bedroom Two
12'3" x 14'1"

En-suite
4'5" x 8'1"

Bedroom Three
15'0" x 9'6"

Bedroom Four
12'4" x 9'7"

Bathroom
9'8" x 5'6"

Garage
9'10" x 19'10"

Externally
To the rear is a generous sized south facing garden laid mainly to lawn with a paved patio area. There is side access to the front where there is driveway parking and a garage.

Tenure
Freehold

