

# SIGNATURE

## NORTH EAST

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📍 Dattler Drive, Newcastle Upon Tyne NE13 7FZ

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**Asking Price**  
**£299,950**

We are delighted to welcome to the market this beautifully presented 3 bedroom detached property within the sought-after Havannah Park development in Hazlerigg. This development new build estate enjoys a semi rural feel bordered by open farmland, while still benefiting from excellent connectivity to Newcastle International Airport, major link roads and within walking distance of Kingston Park Metro station. Residents can enjoy nearby facilities such as Kingston Park Retail Park and a range of green spaces.

Internally, the ground floor offers a contemporary layout. A welcoming living room benefits from a feature bay window, allowing for plenty of natural light. Parquet style flooring flows seamlessly throughout the ground floor. There is a convenient downstairs WC, along with an open plan kitchen/diner to the rear, complete with French doors opening out onto the garden. The kitchen is finished with attractive wall and base units, alongside integrated appliances.

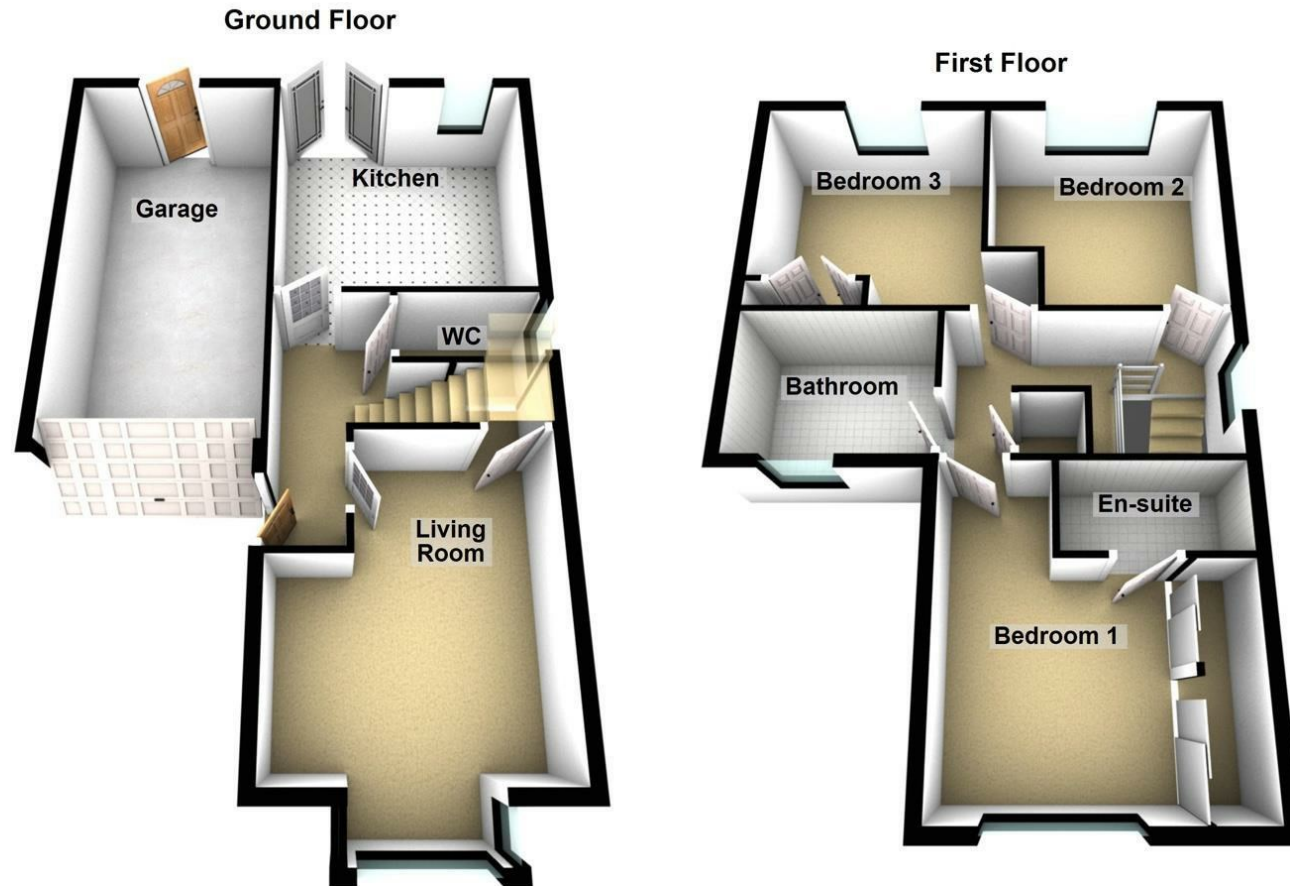
To the first floor, the property offers three double bedrooms. The principal bedroom boasts fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, all finished to a high standard.

Externally, the property features a driveway leading to a garage, providing off-street parking. To the front and rear are well-maintained gardens, with the rear garden featuring a large patio area, a separate pergola with seating space and attractive raised flower beds.



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

# PROPERTY FLOORPLAN



Total area: approx. 113.2 sq. metres (1218.6 sq. feet)

## Measurements:

Living Room  
14'3" x 12'6"

Kitchen / Diner  
12'0" x 12'3"

Bedroom One  
10'5" x 14'3"


Bedroom Three  
11'6" x 11'1"

Bedroom Two  
11'7" x 11'5"

Bathroom  
9'2" x 7'0"

En Suite  
4'0" x 8'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(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 





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