

BRUNTON

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DAVISON COURT, CALLERTON, NE5

£400,000

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FOUR BEDROOMS – DETACHED HOME – THE HEWSON BY STORY HOMES

Brunton Residential are delighted to offer this well-presented 'Hewson' by Story Homes, a four-bedroom detached home on Davison Court in Callerton.

The property features four bedrooms, two with en suite facilities and fitted wardrobes. There is an open-plan kitchen/diner, a utility area, and an integral garage providing off-street parking.

Situated in a sought-after residential area with excellent access to local amenities, schools, and transport links to Newcastle and beyond.

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Upon entering the property, you are welcomed into an entrance hallway, complete with parquet herringbone flooring and stairs leading to the first floor landing. To the left, there is internal access into the integral garage, while to the right is a front-facing lounge with a front-aspect window.

Further along the hallway, you'll find a conveniently located WC and an understair storage cupboard. At the rear of the home, the open-plan kitchen and dining area spans the full width of the property and enjoys French doors that open out to the rear garden. The kitchen continues the herringbone flooring and is fitted with a range of modern wall and floor units, granite worktop surfaces, a breakfast bar, and integrated appliances including an oven, hob, and extractor fan. A rear aspect window provides a pleasant view over the garden.

From the kitchen, there is access into a practical utility room offering further storage, granite worktops, a sink, space for additional appliances, and an external door leading to the side.

On the first floor, the landing gives access to four well-proportioned bedrooms, two of which benefit from en suite facilities and fitted wardrobes. The remaining rooms are served by a modern family bathroom featuring a bath, separate shower cubicle, washbasin, and WC. There is also an additional storage cupboard on the landing.

Externally, the front of the property offers a driveway providing off-street parking and access to the garage. To the rear is a generous garden, mainly laid to lawn, with a paved patio seating area and a raised decking space at the far end, all enclosed by fenced boundaries for privacy.



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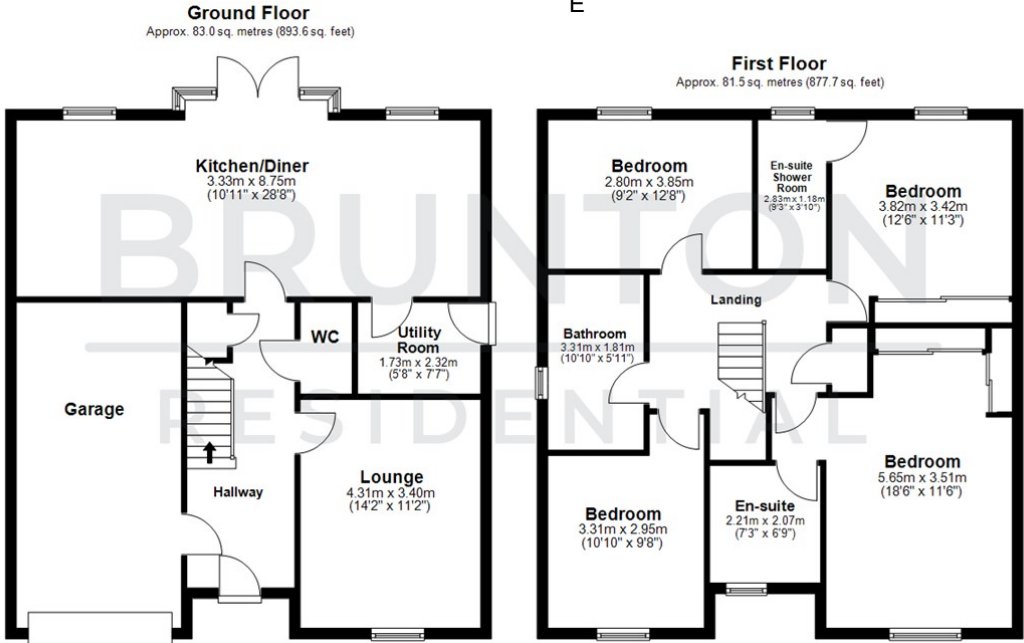
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	