



4



2



1

- 4 Bedroom Detached House
- Separate Utility Area
- Single Garage
- Council Tax Band E

- Open Plan Kitchen Diner
- En-suite to Bedroom 1
- Enclosed Rear Garden

- Downstairs w/c
- Double Width Driveway
- EPC B

4 bedroom detached house situated on a popular new development of Broadfield Meadows at Callerton. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with stairs to the first floor, Lounge with a contemporary feature fireplace and a storage cupboard. Open plan Kitchen Diner with wall and base units, roll up work surfaces, one and a half stainless steel sink and drainer unit, integrated high level electric oven and gas hob with an extractor fan over, spotlights to the ceiling, laminate flooring, integrated dishwasher and fridge freezer, French doors onto the rear garden. Separate Utility Area with plumbing for an automatic washing machine, wall mounted combi boiler and door to the side. Downstairs w/c, with a low level w/c, pedestal hand wash basin, part tiled walls and laminate flooring. First floor Landing with loft hatch and a storage cupboard housing the hot water tank. Bedroom 1 has an En-Suite comprising of a double shower cubicle with a main shower and tiled splash back, wall mounted hand wash basin, low level w/c, spotlights and extractor to the ceiling. Bedroom 2 and 3 are both doubles and Bedroom 4 is a single. Family Bathroom with a panelled bath with a mains shower over, wall mounted hand wash basin, low level w/c, tiled splash back, spotlights to the ceiling, extractor fan and laminate flooring.

Externally to the front there is a lawned garden and a double width block paved drive leading to a single garage via an up and over door. To the rear there is an enclosed garden which is mainly lawned and a paved patio area.

A new development and is well placed for access to the to the Airport and main road and transport links, into the city and to the surrounding areas.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current B Potential A

Council Tax Band: E

Distance from Westerhope Primary School: 0.4 miles

Distance from Newcastle Aiprort: 3.4 miles

Distance from Newcastle Central Train Station: 4.6 miles

Please note all sizes and distances are approximate.

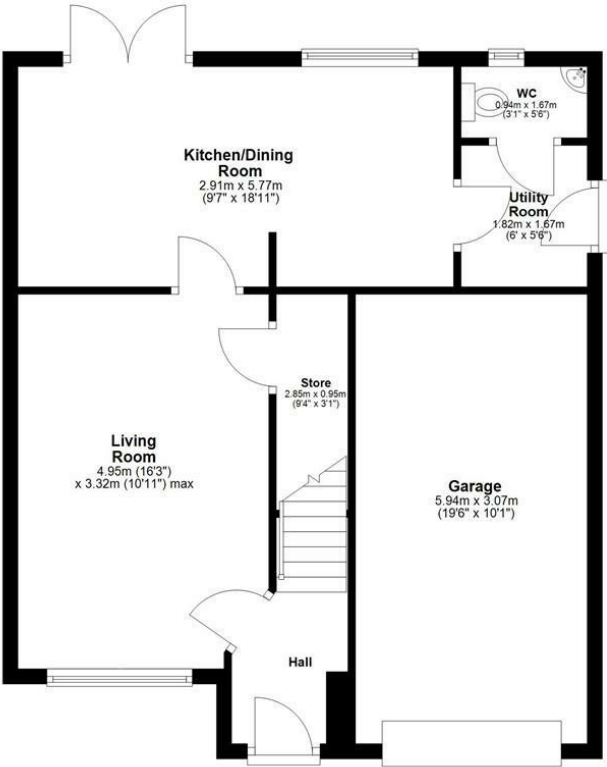
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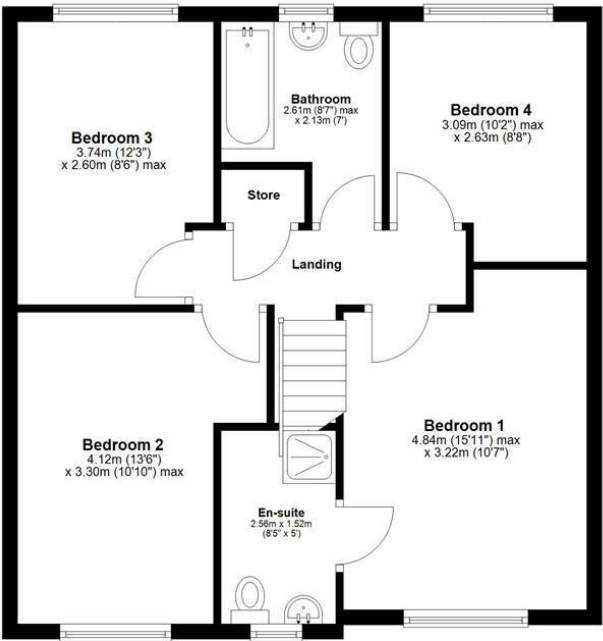
Ground Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



First Floor

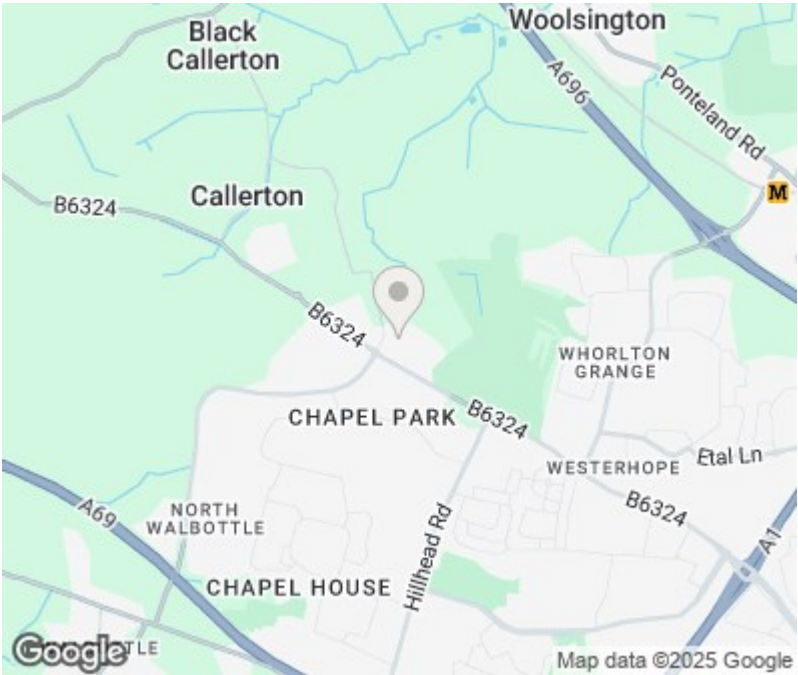
Approx. 59.8 sq. metres (644.2 sq. feet)



Total area: approx. 124.4 sq. metres (1339.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.