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2

- Immaculately Presented
- Downstairs W/C
- Gas Central Heating
- Council Tax Band C

- 3 Bedroom Modern Semi Detached House
- En-Suite to Bedroom 1
- Sealed Unit Double Glazed Windows

- Open Plan Kitchen Diner
- Driveway and Garage
- EPC B

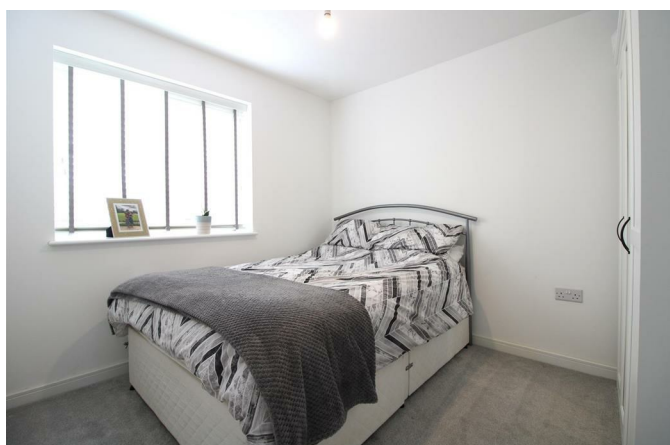
Immaculately presented 3 bedroom modern semi detached house, situated on the popular new developments of Broadfield Meadows at Callerton. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with tile effect laminate flooring. Downstairs w/c with low level w/c, pedestal hand wash basin, part tiled walls, tiled effect laminate flooring and an extractor fan. Lounge with a feature panelled wall and stairs to the first floor. Open Plan Dining Kitchen with a good range of wall and base units, worktop surfaces, stainless steel sink and drainer unit, integrated appliances to include a fridge freezer, washing machine, electric oven and gas hob with an extractor hood over, tiled splash back, spotlights to the ceiling, French doors to the rear garden, part panelled walls and tiled effect laminate flooring. To the first floor the Landing leads to Bedroom 1 with two storage cupboards and a loft hatch, there is also an En- Suite Shower Room which has a double shower cubicle with a mins shower, tiled splash back, wall mounted hand wash basin, low level w/c, tiled effect laminate flooring, spotlights to the ceiling and an extractor fan. There are 2 further bedrooms and a Family Bathroom which has a panelled bath, low level w/c, pedestal hand wash basin, tiled splash back, tiled effect laminate flooring, spotlights to the ceiling and an extractor fan.

Externally to the front there is a lawned area and paved pathway to the front door. To the rear there is a driveway leading to a single garage via an up and over door and a garden with mainly lawned area and a paved patio.

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: C

Distance from Westerhope Primary School: 0.4 miles

Distance from Newcastle Aiprort: 3.4 miles

Distance from Newcastle Central Train Station: 4.6 miles

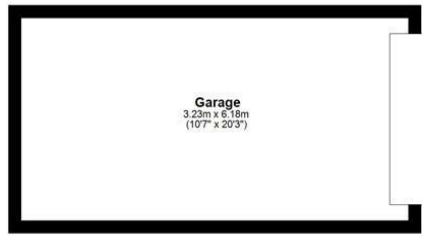
Please note all sizes and distances are approximate.

**2024
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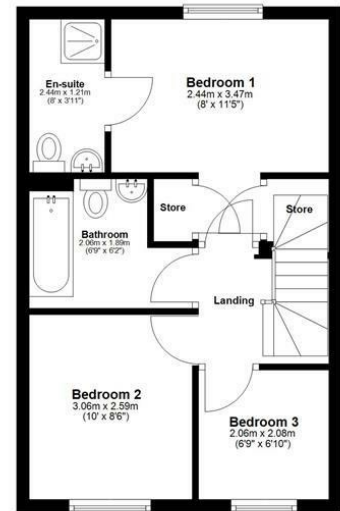
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Verified reviews from our clients

Ground Floor



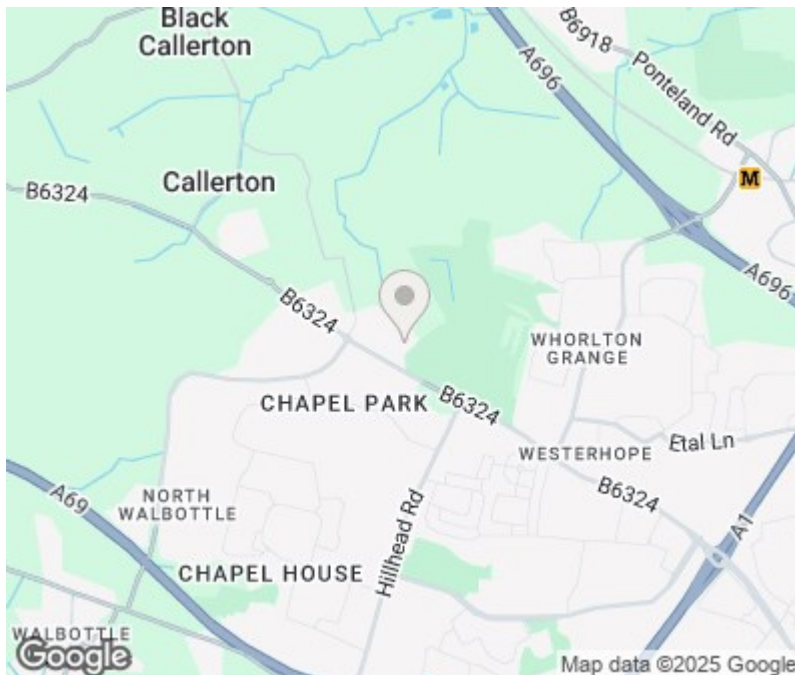
First Floor



Total area: approx. 93.4 sq. metres (1005.0 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.