



5



3



2

- Spacious 5 Bedroom Detached House
- No Upper Chain Involved
- Gas Central Heating
- Council Tax Band F | EPC A

- 2 En-Suite Shower Rooms
- Open Plan Living to the Rear
- Sealed Unit Double Glazed Windows

- Double Width Driveway and Garage
- Downstairs W/C
- Solar panels

Spacious 5 bedroom detached house with no upper chain involved, benefitting from Solar panels, gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with a storage cupboard, stairs to the first floor and a door to the garage. Lounge with a box bay window. Living Area with spotlights to the ceiling, French doors to the rear and opening to the Kitchen which has wall and base units, worktop surfaces, one and a half stainless steel sink and drainer unit, integrated electric oven and gas hob with an extractor hood over, dishwasher, spotlights to the ceiling. Utility Area which is plumbed for a washing machine and has a door to the side access. Downstairs W/C with a low level w/c, pedestal hand wash basin and part tiled walls. First floor Landing has a loft hatch and a storage cupboard housing the water tank. Bathroom which has a panelled bath low level w/c, wall mounted hand wash basin, tiled splash back, shower cubicle with a mains shower over and an extractor fan. Bedroom 1 is to the front aspect and has a walk-in wardrobe, En-Suite 1 has a shower cubicle with a mains shower, low level w/c, wall mounted hand wash basin, tiled splash back and an extractor fan. Bedroom 2 is to the rear aspect and also has an En-Suite Shower room with a shower cubicle with a mains shower, low level w/c, wall mounted hand wash basin, tiled splash back and an extractor fan. Bedroom 3 and 4 are to the rear aspect, Bedroom 5 is to the front aspect.

Externally to the front there is a lawned garden and a double width block paved Driveway leading to a double width Garage access via an electric roller door, which has a wall mounted Combi boiler. Gate access to the side leading to the rear Garden which has lawn, decking and paved areas.

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.





Energy Performance: Current A Potential A
Council Tax Band: F

Distance to Westerhope Primary: 1.4 miles

Distance to Callerton Metro: 2.8 miles

Distance to Newcastle Airport: 3.3 miles

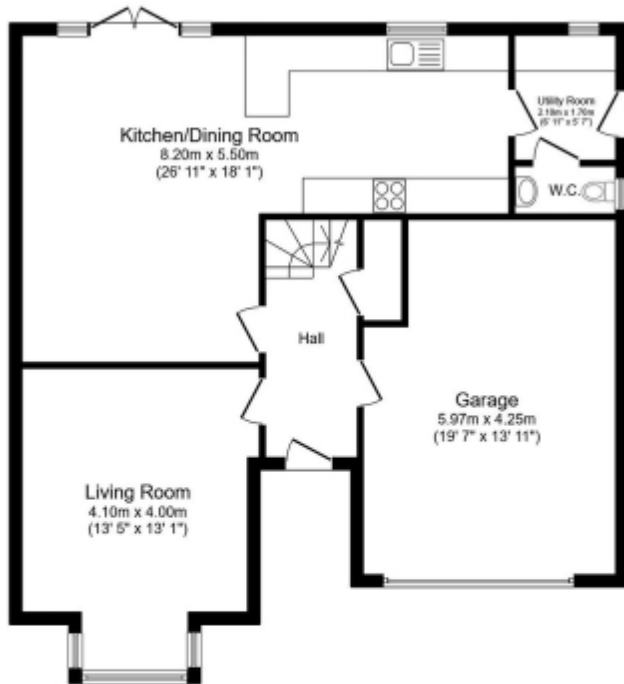
Distance to City Centre: 5.4 miles



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Total floor area: 175.8 sq.m. (1,892 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.