



## Watson Road Callerton

Presenting this immaculate semi-detached house for sale, situated in an exclusive development with local amenities within easy reach. This splendid property is a standout choice for first-time buyers and families alike.

Offers Over **£260,000**

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)



# Watson Road Callerton

## PROPERTY DESCRIPTION

The property features a separate living room with large windows that flood the space with an abundance of natural light. The open-plan kitchen is a real highlight, infused with natural light, and provides ample dining space. It also benefits from integrated appliances and provides direct access to the garden, perfect for alfresco dining in warmer months.

The house boasts three bedrooms, two bathrooms, and a spacious reception room. The master bedroom is a comfortable double room with a luxurious en-suite shower room and custom panelling. The second bedroom is also a double room while the third bedroom is a single room that doubles as a home office.

Both bathrooms are well-appointed, with the family bathroom featuring a heated towel rail and hand held shower. Unique features of the property include custom panelling, and EV charging capabilities in the parking area.

The property comes with a 'B' EPC rating, reflecting its good energy efficiency and environmental impact. It falls under the 'C' council tax band.

Outside, the property does not disappoint, offering a private garden, perfect for relaxing and entertaining. With parking included, this property provides the full package of comfort, convenience, and luxury. This is a rare opportunity to secure a home in this sought-after location.



Living Room: 17'11" x 10'02" - 5.46m x 3.10m

Dining Kitchen: 12'04" (max) x 17'03" - 3.76m x 5.26m

W.C.

Bedroom One: 12'08" x 10'03" - 3.86m x 3.12m

En-suite: 3'07" x 8'02" - 1.09m x 2.48m

Bedroom Two: 10'07" x 9'00" - 3.22m x 2.74m

Bedroom Three: 7'06" x 7'11" - 2.29m x 2.41m

Bathroom: 5'08" x 6'09" - 1.73m x 2.06m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET

Management Fee: TBC once estate is completed

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: C

#### EPC RATING: B

P00007343.SD.SD.26/3/25.V1







Watson Road, Callerton

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

## Energy rating and score

This property's current energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

