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 Broadfield Meadows, Newcastle Upon Tyne NE5 1NZ

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Asking Price
£399,995

Signature North East is thrilled to welcome to the sales market this amazing four-bedroom detached home, located in the desirable Broadfield Meadows. Situated within the newly developed Callerton Rise estate, this property is part of a completed phase. Immaculately decorated from top to bottom, this residence enjoys the tranquility of a cul-de-sac location, ensuring a peaceful environment. The surrounding area boasts a plethora of amenities, including shops, eateries, and excellent road and transport links, providing effortless access to the city center, airport, and coast. Furthermore, with multiple schools nearby, this property holds great potential as an ideal family home.

Upon entering the home you are welcomed in via a bright and airy hallway, presenting access to the ground floor principal rooms and staircase to the first floor. As you enter the home, you will be greeted by the spacious living room, providing abundant room for your preferred furniture arrangements. The room is bathed in natural light, thanks to the large window that allows sunshine to fill the space. Enhancing the modern aesthetic are beautiful premium shutter blinds, adorning the entire front of the home, adding a touch of elegance to the overall ambiance.

As you proceed to the kitchen/diner, you will be delighted to find a meticulously equipped space. The shaker-style wall and base units offer abundant storage, beautifully complemented by the sleek wood-effect worktops. The kitchen island provides a relaxed and informal dining area, perfect for casual meals. Moreover, this modern kitchen is equipped with a range of integrated appliances, including a fridge/freezer, oven, gas hob, and dishwasher. There is also generous space for a family dining table and other desired furniture, thoughtfully arranged in front of the elegant French patio doors that offer a lovely view of the garden. Connected to the kitchen/diner is a utility room offering additional storage and a convenient downstairs w.c.

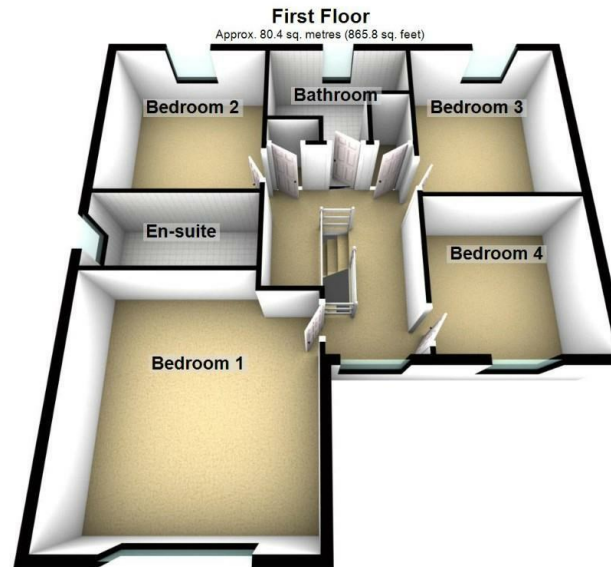
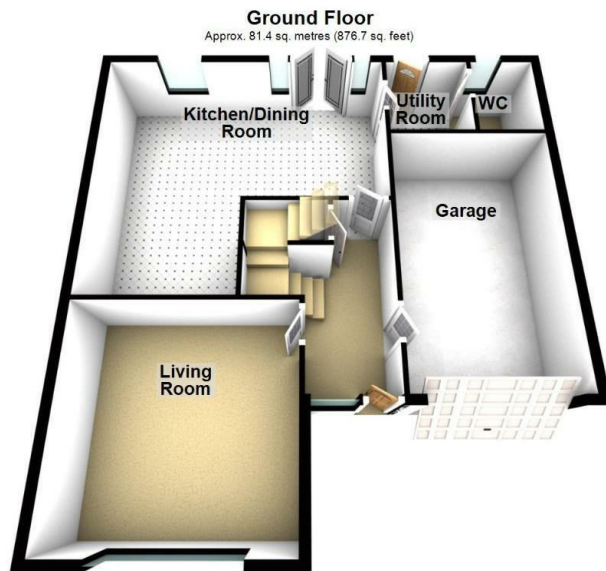
As you ascend to the first floor, you'll be greeted by a spacious landing area that captivates with its exquisite bespoke jigsaw-style mirror, elegantly positioned above the stairs. The first floor comprises four bedrooms, each providing ample space for a double bed and additional desired furnishings. Among these, the main bedroom stands out as a true highlight, featuring its own luxurious ensuite bathroom complete with a shower, w.c., and sink, offering a private sanctuary. Completing the floor is the modern family bathroom, fitted with a bath, shower, w.c. and sink.

Outside, at the rear of the home, you will discover a sizable landscaped garden. This well-maintained outdoor space features a verdant lawn and a generous patio area located toward the bottom of the garden. The patio offers an ideal setting for delightful alfresco dining and relaxation during the warm summer months. To the front of the home finds the integral garage and block-paved double driveway, offering off-street parking for multiple vehicles.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 161.9 sq. metres (1742.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
14'2" x 14'0"

Kitchen / Dining Room
19'11" x 18'4"

Utility Room
6'0" x 5'10"

W.C.
6'0" x 4'5"

Bedroom One
15'6" x 14'8"

En Suite
9'11" x 5'3"


Bedroom Two
11'6" x 10'10"

Bedroom Three
11'10" x 10'4"

Bedroom Four
10'4" x 10'4"

Bathroom
9'10" x 7'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 	





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