


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Callaley Avenue, Newcastle Upon Tyne NE16 5YR



# Callaley Avenue, Newcastle Upon Tyne NE16 5YR

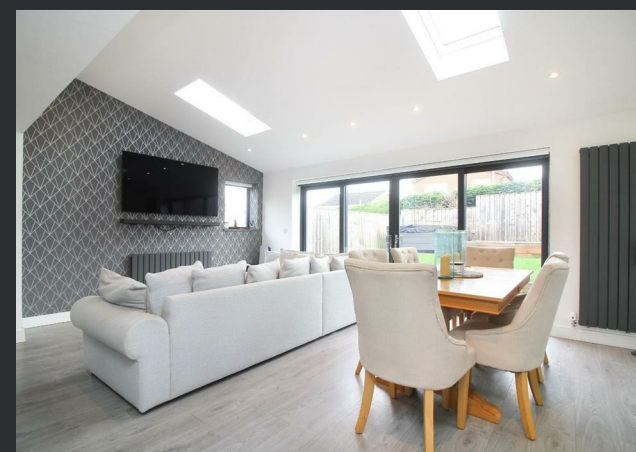
## Offers Over £400,000

Signature North East proudly presents this exquisite four-bedroom detached home nestled on Callaley Avenue in Whickham. Exceptionally well-decorated throughout, this residence offers spacious and contemporary rooms. The surrounding area has an array of essential amenities, including excellent shops and eateries, scenic parks, and esteemed schools. The home boasts excellent transport links via close access to the A1.

Upon entering, a welcoming central hallway provides access to the principal rooms and a convenient WC. The generously sized living room awaits, featuring a sleek fireplace that adds a touch of warmth to the inviting ambiance. Moving into the open-plan kitchen/dining room, expansive skylights, floor-to-ceiling windows, and sliding doors illuminate the space, creating a bright and invigorating atmosphere. There is plenty of room for a large family dining table alongside an additional comfortable seating area for further living and entertaining space. The kitchen is fitted with modern wall and base units, high-quality countertops, and integrated appliances, including a hob, extractor fan, microwave oven, oven and dishwasher. A large island counter adds to the functionality, while a connected utility room offers additional storage and garage access. The adjacent study, a versatile room, could serve as a home office or fifth bedroom.

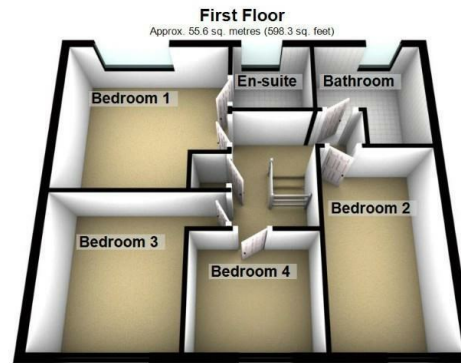
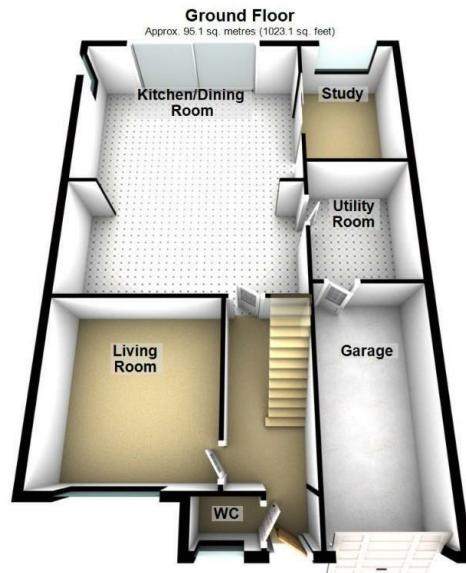
Ascending the staircase, a hallway leads to the four bedrooms and a well-appointed bathroom. Three generously sized bedrooms accommodate double beds and desired furnishings, while the fourth bedroom offers versatility as a spare room, study, or wardrobe room. The master bedroom features a generous en suite with a spacious shower, WC, and hand basin. The main bathroom is elegantly finished, equipped with a freestanding bath, separate walk-in shower, WC, and hand basin.

Externally, to the rear of the property, you'll discover a beautiful, tiered garden featuring a paved patio and lawn, making it the ideal area for outdoor furniture for al fresco dining and outdoor enjoyment. A highlight of the garden is a 5-seater hot tub, creating a truly relaxing outdoor experience. The front of the property boasts a grassy area, elevating the property's curb appeal. Convenient off-street parking is provided by a paved two-car driveway and a garage. The property is equipped with a recently installed security system, complete with motion sensors and four 4K cameras.



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

# PROPERTY FLOORPLAN



Total area: approx. 150.6 sq. metres (1621.4 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:

Family Kitchen / Dining Room  
23'1" x 18'4"

Living Room  
12'8" x 12'1"

Study  
11'7" x 8'0"

Utility Room  
10'0" x 7'10"

WC  
17'3" x 8'0"

Bedroom One  
12'2" x 11'6"

En Suite  
5'10" x 5'3"


Bedroom Two  
13'9" x 8'0"

Bedroom Three  
12'2" x 10'5"

Bedroom Four  
8'8" x 7'8"

Bathroom  
8'2" x 8'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News