

# BRUNTON

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## RESIDENTIAL



**BROADFIELD MEADOWS, CALLERTON, NEWCASTLE UPON TYNE, NE5**

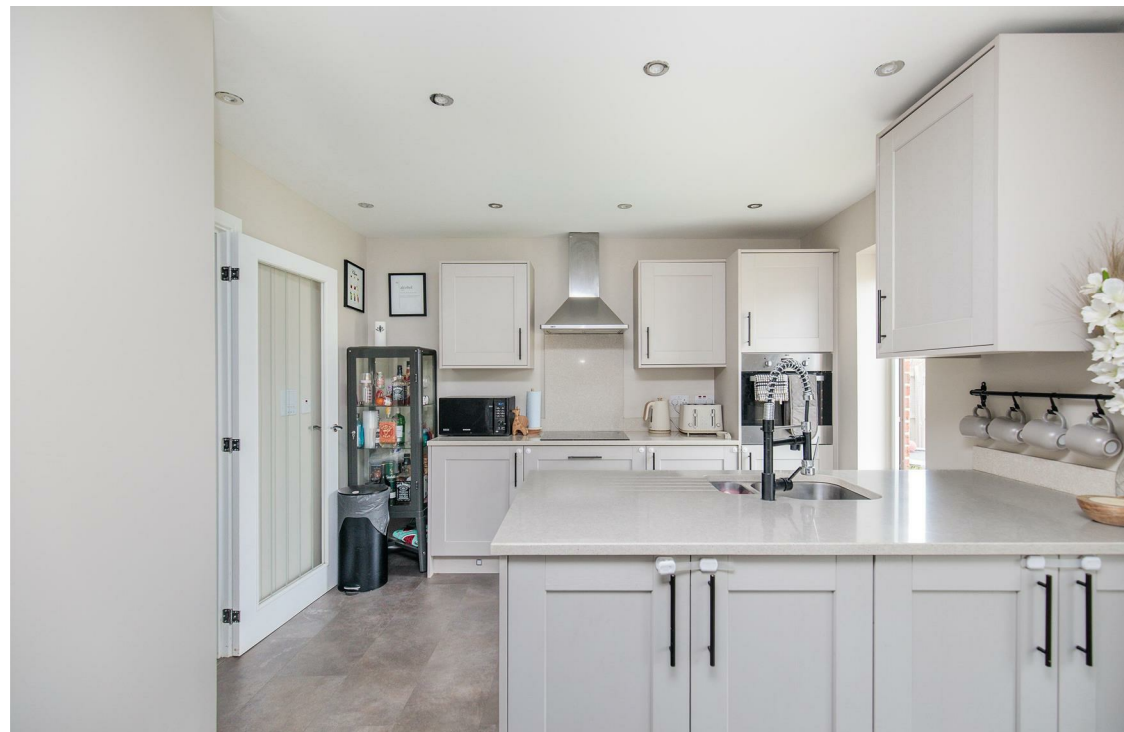
**Offers Over £300,000**

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Beautifully presented three-bedroom detached family home, occupying one of the larger plots for this house style and benefitting from a detached garage and upgraded kitchen.

The property offers a well-planned two-storey layout, featuring a spacious front-facing lounge and an impressive kitchen-dining room extending across the rear of the home. The kitchen has been enhanced with upgraded worktops, a moulded bench, sunken one and a half bowl sink, and a central island, while French doors provide direct access to the garden. The accommodation is completed by three bedrooms, including an en suite to the main bedroom, a family bathroom, driveway parking, and a detached garage.

Situated within the popular Bellway development at Broadfield Meadows, Callerton, the property enjoys convenient access to a range of local amenities, schools, and everyday services. Excellent transport links provide straightforward access to Newcastle city centre, Newcastle International Airport, and the A1, making commuting across the region simple. The area continues to prove popular with families and professionals seeking modern housing within a well-connected residential setting.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor, useful understairs storage, and access to a convenient WC. Positioned at the front of the property, the lounge is a beautifully presented reception room, featuring contemporary décor and a large window that allows plenty of natural light to flow through the space.

To the rear, the kitchen and dining room form the heart of the home. Upgraded by the current owners, the kitchen is fitted with quality worktops incorporating a moulded bench and sunken one-and-a-half bowl sink, alongside a range of wall and base units providing excellent storage. A central island adds further workspace and practicality, while the dining area offers ample room for family meals and entertaining. French doors open directly onto the rear garden, creating a bright and sociable setting.

The first-floor landing gives access to three bedrooms and the family bathroom. The main bedroom is a generous double room benefiting from a modern en suite shower room. Bedroom two is another well-proportioned double overlooking the rear garden, while bedroom three offers flexibility as a bedroom, nursery, dressing room, or home office. The family bathroom is fitted with a contemporary three-piece suite.

Externally, the property occupies one of the larger plots available for this particular house style. To the front, there is a lawned garden alongside a driveway providing off-street parking and leading to the detached garage. The enclosed rear garden is predominantly laid to lawn with a patio seating area, offering excellent outdoor space for families, entertaining, or simply enjoying the warmer months. Further benefits include the remainder of the NHBC warranty and a sought-after position within the popular Bellway development at Callerton.



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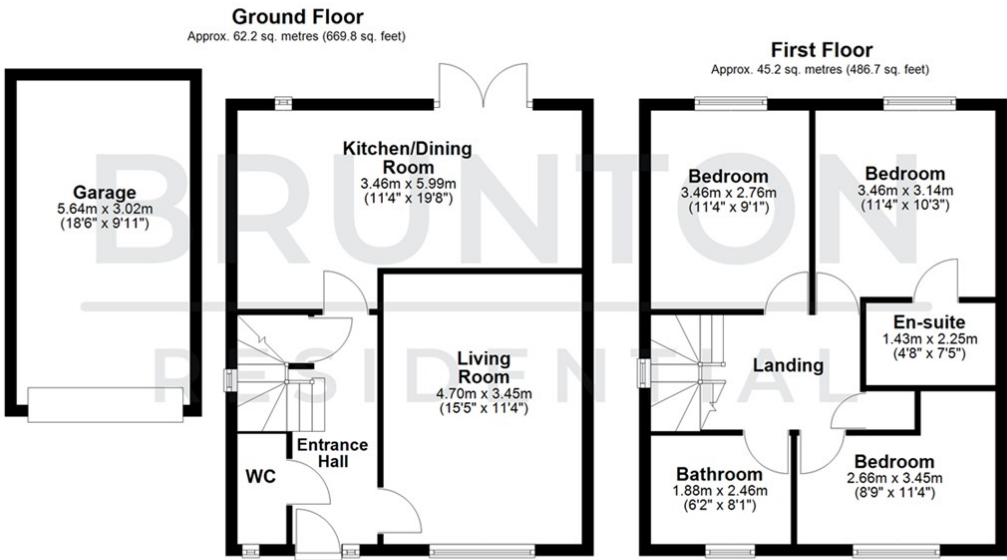
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 107.4 sq. metres (1156.5 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |