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LARKSPUR AVENUE, CALLERTON, NE5

Offers Over £375,000

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Well presented four bedroom detached home located on Larkspur Avenue in Callerton, offering modern and spacious accommodation ideal for family living. The property has been thoughtfully upgraded and benefits from a south facing garden and versatile internal spaces.

The ground floor comprises a welcoming entrance hallway, a formal living room to the front and a spacious kitchen/diner to the rear, upgraded with quartz work surfaces and integrated appliances, with French doors opening onto the garden. The garage has been adapted to provide a utility space, while a ground-floor WC completes the layout. To the first floor are four double bedrooms, all with built-in wardrobes, including a principal bedroom with en-suite, alongside a family bathroom. Externally, the property benefits from a double driveway and a beautifully maintained south-facing rear garden with patio and vegetable patch.

Larkspur Avenue is well-positioned within Newcastle, offering access to local amenities, well-regarded schools and excellent transport links into the city centre and surrounding areas.

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The internal accommodation comprises: a welcoming entrance hallway. To the right hand side there is internal access to the garage, which has been floored and adapted to provide a gym area along with a utility space. To the left is a formal living room that overlooks the front of the property. The hallway also provides access to a convenient downstairs WC and the staircase rising to the first floor. To the rear of the ground floor, the kitchen diner spans the depth of the property, creating a spacious and practical layout. The kitchen has been upgraded from the original builder specification to include quartz work surfaces and enhanced flooring. Integrated appliances are fitted, along with an induction hob, and French doors open directly onto the rear garden.

On the first floor, there are four double bedrooms with built-in wardrobes, alongside a family bathroom fitted with a shower over the bath. The principal bedroom benefits from an en-suite shower room.

Externally, the property enjoys a south facing rear garden that has been carefully maintained and landscaped, featuring a patio area positioned on a green outlook and a dedicated allotment-style vegetable patch to the rear. The plot is mature and well-established. To the front, a double driveway provides off-road parking and leads to the garage. The South facing aspect to the rear allows for solar panels with 5kw capacity.



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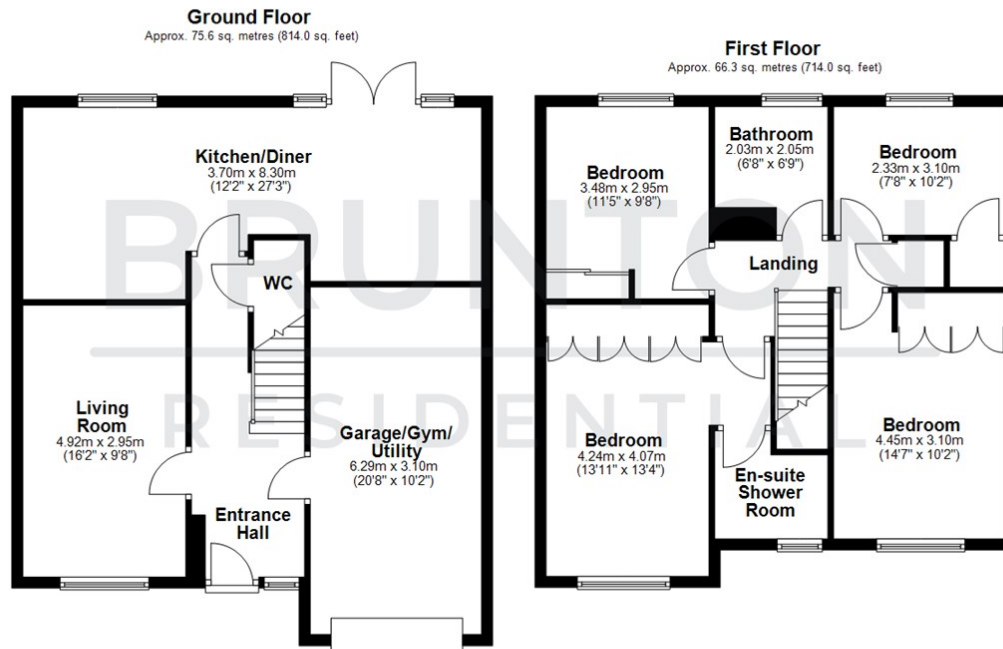
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

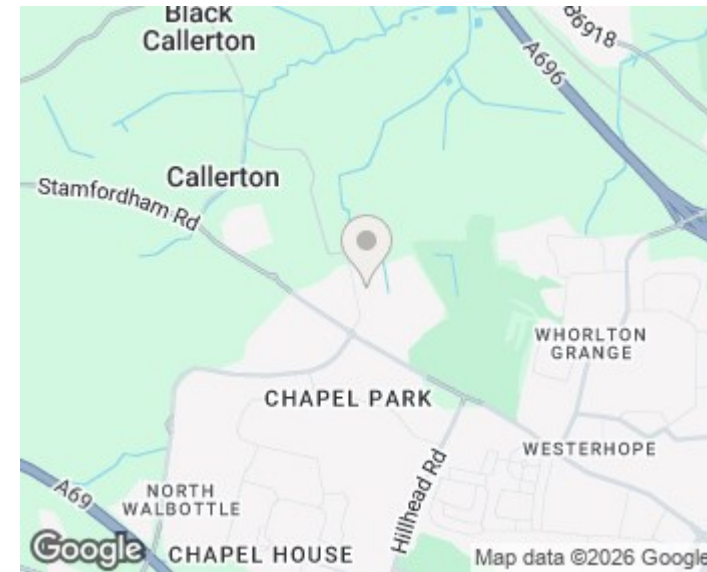
COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 142.0 sq. metres (1528.0 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	