

# BRUNTON

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## RESIDENTIAL



**MOONEY CRESCENT, CALLERTON, NE5**

**Offers Over £525,000**

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This impressive five-bedroom, three-bathroom 'Charlton' by Story Homes is a stunning detached home offering generous and well-balanced accommodation, ideal for modern family living. The property features a welcoming entrance hall with under-stair storage, a separate study, ground-floor WC, and a private living room, alongside a standout open-plan kitchen, dining and family space with bi-fold doors opening onto the south-facing garden. Upstairs, five double bedrooms are complemented by two en-suites and a family bathroom, with the master suite enjoying walk-through wardrobes.

Externally, the home benefits from a double garage, landscaped South facing rear gardens and a pleasant outlook to the front, located on a private road that is not overlooked.

Mooney Crescent is set within a sought-after residential area, enjoying views towards a nearby nature and wildlife space while remaining conveniently close to local amenities and transport links.

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The internal accommodation comprises: A welcoming entrance hall with stairs leading to the first floor, and under-stair storage. To the left is the original study, followed further along by a large ground-floor WC. Positioned at the rear of the property is the expansive open-plan kitchen, dining and family area. This space enjoys views over the substantial south-facing garden through a rear-facing window and striking bi-fold doors opening directly onto the garden. The kitchen, finished to high specifications including upgraded solid oak kitchen cabinetry and Silestone worktops, and upgraded AEG appliances including an extractor hood, induction hob, double ovens, and a fridge/freezer. A large central island provides a focal point. To the left of the hallway is the living room, a separate and large private reception room. To the right of the hallway sits the double garage, which is accessed via the kitchen through a useful utility area fitted with an integrated washer/dryer, rather than the hallway.

Upstairs, the landing provides access to five generous double bedrooms. The master suite enjoys walk-through wardrobes leading to the en-suite bathroom with rainfall shower. Bedroom two also enjoys an en-suite, while bedrooms three, four and five are served by a well-appointed family bathroom.

The property enjoys an attractive position. Located on a private driveway, the property looks out onto an extensive nature and wildlife area with no passing traffic. The garden has been thoughtfully landscaped with carefully created borders, extensive planting and a variety of young trees that add structure and privacy as they continue to grow. The south-facing aspect floods the space with light and creates a warm, inviting garden that feels private and considered.



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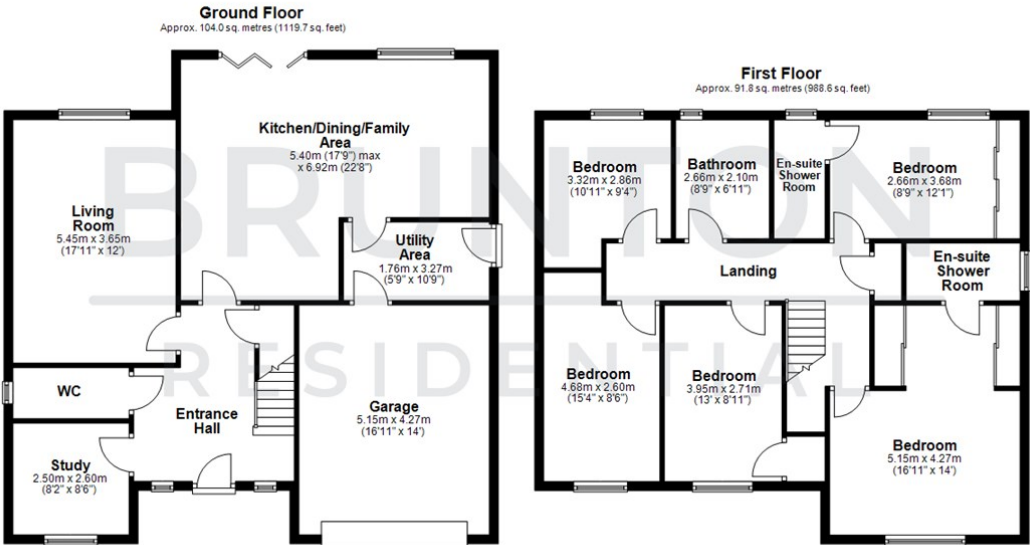
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B



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                                 |                         | 92        |
| (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 |           |

| 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 |           |