

Watson Road, Callerton, NE5

£310,000 Offers in Excess Of

MICHELLE ROPER
eXp UK

Watson Road

Callerton, Newcastle upon Tyne, NE5

We offer For Sale this beautifully presented 3 Bedroom Detached Family Home on Watson Road, in the ever popular location of Callerton, Newcastle upon Tyne.

Situated within a desirable plot and enjoying an extensive private garden to rear as well as off street parking for multiple vehicles via a block paved driveway leading to a single Garage.

The property briefly comprises of Entrance Hallway, Lounge, open plan Kitchen with integrated appliances, leading to Dining Area, Utility Room and WC to Ground Floor. First Floor offers, Landing, Master Bedroom with dressing room and En-Suite Shower room , Bedrooms 2 & 3 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £310,000 Offers in Excess Of









Accommodation

Entrance Hall

Through the composite front door we enter into the Hallway. Ahead is a carpeted staircase leading to first floor accommodation. To the left an oak panelled door leads into the Lounge. The Hall features a single radiator and tiled effect cushion flooring underfoot.

Lounge 5.25 m x 3.14 m

Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation underneath which sits a single radiator. Ahead an oak panelled door provides access into the Kitchen and the room features carpet underfoot.









Accommodation

Kitchen / Dining Room – 3.30m x 4.41 m (extending to 5.14m)

Occupying the rear of the property, the Kitchen/ Dining Room is the perfect family space for entertaining. To the left the Kitchen benefits from a range of Grey high gloss wall and base units with overtop marble worksurfaces. An inset sink with mixer tap and integrated drainer sits beneath a double glazed window looking to rear elevation. Integrated appliances include a Zanussi electric oven and grill, Gas hob with overhead extractor hood and integrated Fridge Freezer.

To the right of the Kitchen is the Dining area ideal for a family get together and evening meals. The space is accommodating of a dining table and enjoys views of the private rear garden accessible via French doors. To the right of the Dining Area a door provides access to the Utility and WC beyond. A further door presents a spacious under-stair cupboard. The room features a single radiator and tiled effect floor underfoot,



Utility 1.97 m x 1.95 m

Off the Kitchen is the Utility, A door to the left provides access to the rear garden. The Utility features a worksurface with space for tumble dryer and plumbed for automatic washing machine beneath. A door to the right provides access to WC and the room features a tiled effect floor underfoot.







WC

The ground floor WC is situated off the Utility and offers a white two piece suite comprising of wall mounted hand basin and low level WC. Other features include a single radiator and benefits from tiled effect floor underfoot.

Accommodation

First Floor Landing
The carpeted landing provides access to Master Bedroom, Bedrooms 2 & 3 and Bathroom with storage cupboard and loft access above.

Master Bedroom – 3.95 m x 3.47 m
Situated to the front of the property is the spacious Master Bedroom. A double glazed window looks to front elevation underneath which sits a single radiator. An opening to the left provides access to dressing area. The room benefits from a further set of mirrored double door sliding robes to the right and features carpet underfoot.

Dressing Room – 1.24 m x 1.44 m
The Dressing area features mirrored double door sliding robes to one side and ahead a door provides access to the En-suite Shower room.

En-Suite Shower room – 2.10 m x 2.00 m
The En-Suite Shower room consists of a three piece suite comprising of walk in shower enclosure with power shower and glass door, low level WC and wall mounted hand wash basin. A double glazed opaque window looks to rear elevation and the room features a single radiator and tiled floor under-foot.









Accommodation

Bedroom 2 – 3.93 m x 3.15 m
Bedroom 2 is situated to the front of the property and benefits from a double glazed window to front elevation, underneath which sits a single radiator. The room is a spacious double and features double sliding door mirrored robes and carpet under-foot.

Bedroom 3 – 3.38 m x 2.40 m
Bedroom 3 is situated to the rear of the property and benefits from a double glazed window to rear elevation, underneath which sits a single radiator. The room is a spacious single and features carpet under-foot.

Bathroom – 1.68 m x 2.67 m
The Family Bathroom consists of a four piece suite comprising of panelled bath., glass shower enclosure with power shower , wall mounted hand wash basin and low level WC. The room features two double glazed opaque windows to rear elevation, single radiator and tiled floor under-foot.



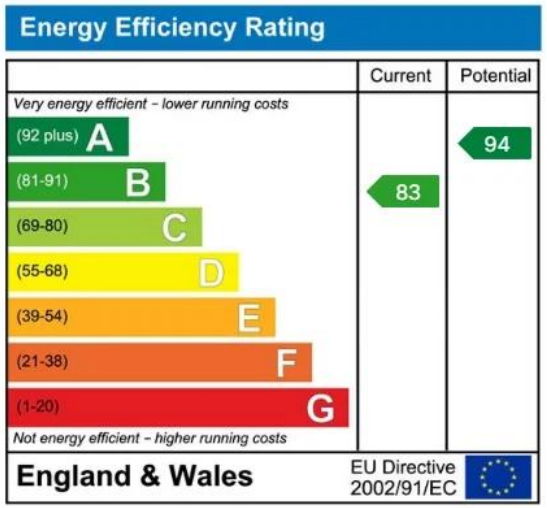


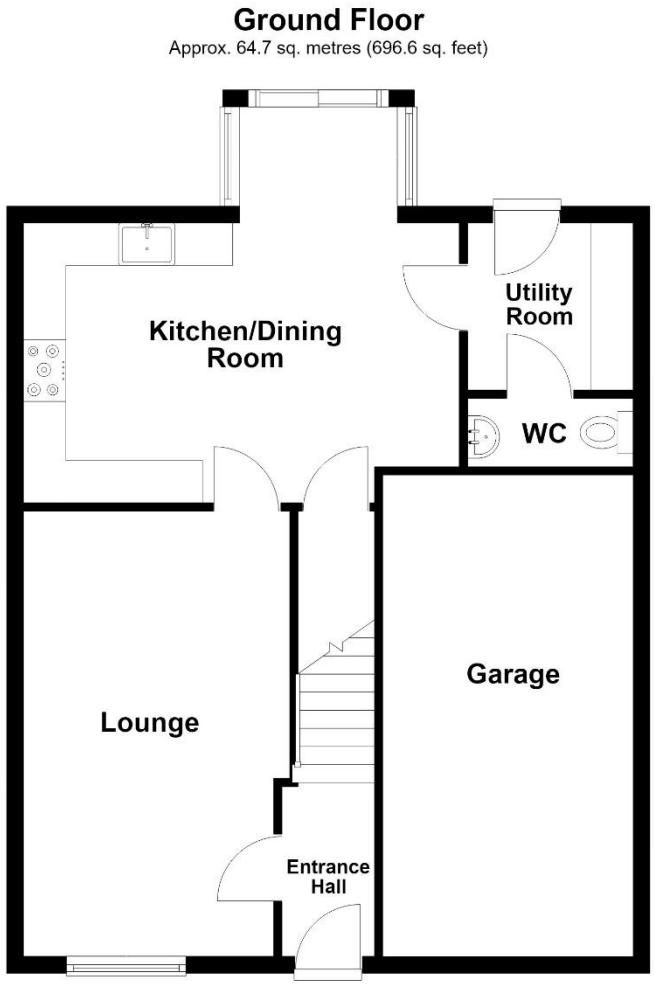


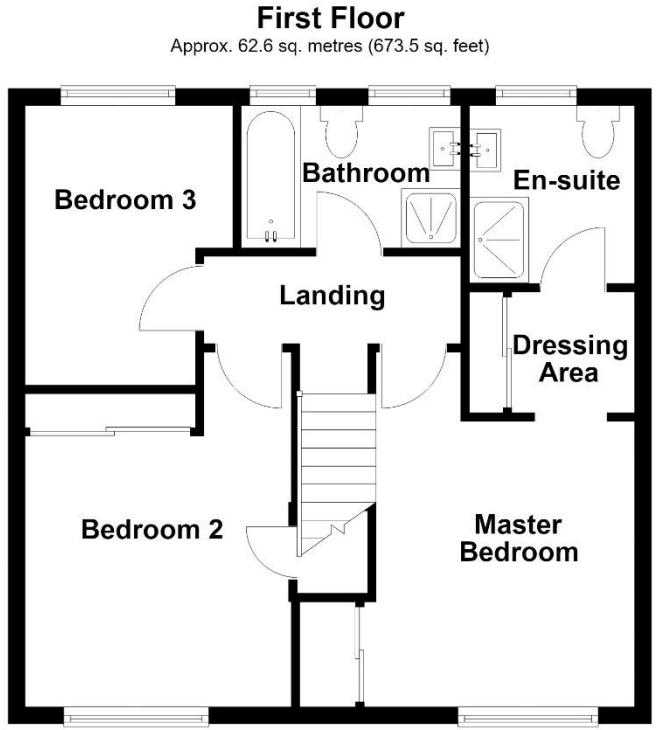


Floor Plan & EPC

Approximate Gross Internal Area	
Ground Floor	64.7 sq. metres / 696.6 sq. feet
First Floor	62.6 sq. metres / 673.5 sq. feet
Total	127.3 sq. metres / 1370.1 sq. feet







Total area: approx. 127.3 sq. metres (1370.1 sq. feet)







Externally

To the front of the property is a block paved driveway with parking for multiple vehicles, leading to Single Garage.

To the rear the property enjoys a private garden with fenced boundary. The garden is laid mainly to lawn with a paved patio area leading from Kitchen/Dining room, the ideal spot for outdoor dining.

Garage 5.92 m x 3.01 m

The Garage features up and over door to front and benefits from electrics, and lighting,



Local Authority
Newcastle City Council

Council Tax
Band D

Tenure
Freehold

Disclaimer
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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The Property Ombudsman