



Thistle Way | Callerton | NE5 1FA

£329,950



3



1



2

Detached family home

Cloakroom/W.C

Three bedrooms

Jack & Jill Bathroom/W.C

Ensuite to main bedroom

Popular location

Kitchen/Dining room

Front and rear gardens, garage

RMS | Rook
Matthews
Sayer

A stunning detached family home offering spacious and well-presented accommodation throughout. The entrance hall provides access to a bright and welcoming lounge, creating an ideal space for relaxation. To the rear, there is a modern fitted kitchen with a range of integrated appliances, dining area with double glazed French doors providing direct access to the rear garden, allowing for excellent natural light and seamless indoor-outdoor living. To the first floor, the property offers three well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room/W.C, while bedrooms two and three are served by a Jack and Jill style bathroom/WC, accessible from both rooms, providing excellent convenience for family living. Externally, the property enjoys gardens to both the front and rear. The front garden is laid to lawn with a double driveway providing off-street parking and leading to the single garage, along with a side access gate to the rear. The generous rear garden is mainly laid to lawn and features a paved seating area and gravel sections, offering a versatile and private outdoor space ideal for entertaining and family use.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Lobby
Central heating radiator, with a door leading to:

Lounge 14' 7" Max x 10' 7" Max (4.44m x 3.22m)
A bright room with a double glazed window to the front, complemented by a central heating radiator, laminate flooring, and a television point.

Inner Hallway
Central heating radiator, with stairs leading to the first floor.

Cloakroom/W.C
Comprising a low-level WC with concealed cistern, pedestal wash hand basin, part-tiled walls, central heating radiator, and a double glazed window to the side

Kitchen/Dining Room 21' 2" Max x 11' 11" Max (6.45m x 3.63m) (9' 4" Min (2.84m)
Modern fitted kitchen with a range of wall and base units, granite work surfaces and upstands, and integrated appliances including an eye-level oven and grill, hob with extractor hood, fridge/freezer, and dishwasher. Incorporating a 1½ bowl stainless steel sink with mixer tap and drainer, double glazed rear windows, recessed downlights, television point, central heating radiator, and French doors to the rear garden.

Landing
Double glazed window, large storage cupboard, and loft access.

Bedroom One 10' 5" Plus recess x 9' 9" Plus wardrobes & recess (3.17m x 2.97m).
Double glazed window to the front, central heating radiator, television point, fitted wardrobes, and bedside cabinets.

Ensuite
Fitted with a low-level WC with concealed cistern, pedestal wash hand basin, part-tiled walls, heated towel rail, walk-in shower cubicle, recessed downlights, extractor fan, and a double glazed window.

Bedroom Two 11' 8" (including wardrobes) x 10' 0" (3.55m x 3.05m)
Double glazed window to the rear, central heating radiator, fitted wardrobes, and access to the Jack and Jill bathroom/WC.

Bedroom Three 10' 8" x 9' 6" (3.25m x 2.89m)
Double glazed window to the rear, central heating radiator, and access to the Jack and Jill bathroom/WC.

Jack & Jill Bathroom/W.C
Comprising a low-level WC with concealed cistern, pedestal wash hand basin, part-tiled walls, heated towel rail, panelled bath with shower over and screen, recessed downlights, extractor fan, and a double glazed window.

Externally
Front Garden
Driveway providing off-street parking for two vehicles, leading to the single garage, with a lawned area to the side and side access gate leading to the rear.

Rear Garden
Large enclosed garden, mainly laid to lawn, with a paved seating area and gravel sections.

Garage 19' 6" Max x 10' 0" Max (5.94m x 3.05m)
Door width 7' 7" (2.31m)
Up and over door, with power and lighting.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. -

MATERIAL / CONSTRUCTION ABNORMALITIES
We have been advised that the property is of timber frame construction

ACCESSIBILITY
This property has accessibility adaptations:
• Wide doorways

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.
There is an annual management charge of £105.00 per annum (approx.).

The property is also subject to NHBC Warranty (National House Building) which has 8 years remaining from 2026.

COUNCIL TAX BAND: D
EPC RATING: B

WD8645/BW/EM/25.04.2026/V.1

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



