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HODGSON CLOSE, CALLERTON, NEWCASTLE UPON TYNE, NE5

Offers Over £375,000

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Beautifully presented four-bedroom detached family home located in Hodgson Close, Callerton, Newcastle Upon Tyne

The property is arranged over two storeys and offers a well-balanced layout including a separate lounge, an open-plan kitchen/dining area, a versatile ground-floor room and a convenient WC. The first floor provides four bedrooms, including an en suite to the main bedroom, alongside a family bathroom. Externally, there is an enclosed rear garden along with driveway parking and a single garage.

The property is situated within a modern residential development in Callerton, with access to local shops, schools and everyday amenities nearby. There are good transport links in the area, including access to the A1, providing convenient routes to surrounding areas and Newcastle city centre. The location is well-suited to a range of buyers, particularly families and professionals seeking a well-connected setting.

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The internal accommodation comprises: a welcoming entrance hallway with herringbone flooring, stairs leading up to the first floor, understairs storage, and access to a convenient WC. From the hallway, there is a versatile room to the side, currently used as a playroom but also suited as a bedroom or home office.

The ground floor provides a well-arranged living space, including a separate living room with a box bay window allowing for excellent natural light. The kitchen and dining room sit on the opposite side and offer a spacious open plan layout, also finished with herringbone flooring. The kitchen is modern and well designed, fitted with a range of wall and base units, integrated double ovens, a hob with extractor, and a wine cooler, along with a breakfast bar that adds both practicality and a sociable element. The dining area sits alongside French doors opening out to the garden, creating a bright and functional space. A separate utility room is accessed from the kitchen, providing additional storage and worktop space with its own external door.

The first-floor landing includes storage and loft access and provides access to four bedrooms and the family bathroom. The main bedroom benefits from a contemporary en suite shower room, with two further double bedrooms and a smaller but well-proportioned fourth room suitable for a range of uses. The family bathroom is well-appointed and fitted with a modern suite including a bath with a shower over, WC and wash basin, complemented by marble-effect tiling.

Externally, the property offers a lawned front garden with a pathway leading to the entrance, along with a driveway providing off-road parking and access to a single garage. To the rear, there is an enclosed, low-maintenance garden mainly laid to lawn with a patio area, offering a practical outdoor space for everyday use.



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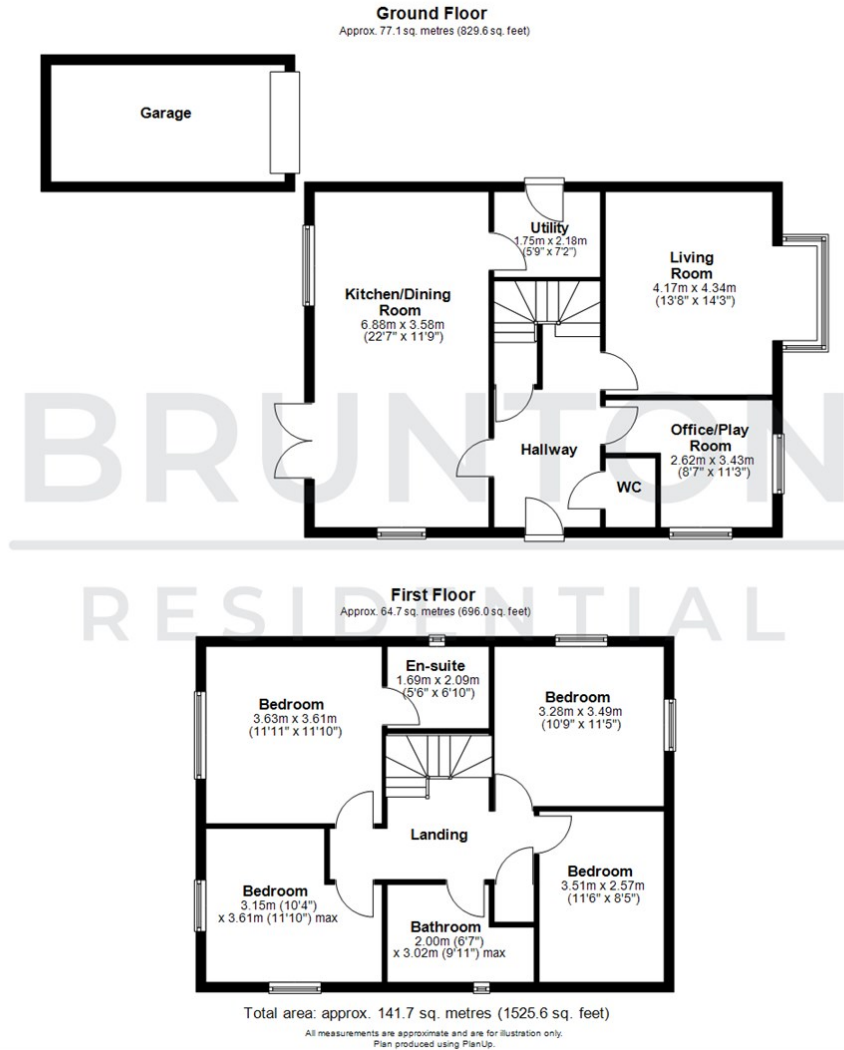
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



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 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	