



Dahlia Road | Callerton | NE5 1ET

£435,000

This stunning detached family home is ideally positioned on the ever-popular Dahlia Road in Callerton, at the end of a cul-de-sac, not overlooked with front facing woodland, beautifully appointed and generously proportioned accommodation throughout.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway which sets the tone for the rest of the home. This leads through to a wonderfully light and airy lounge, perfect for relaxing or entertaining in comfort. At the heart of the home is an impressive open-plan kitchen/diner, thoughtfully designed with a central island, sleek integrated appliances, and ample space for both family dining and social gatherings. Completing the ground floor is a separate utility room and a convenient cloakroom/WC.

To the first floor, the property continues to impress with four well-sized bedrooms. The principal bedroom enjoys the benefit of stylish en-suite facilities, while the remaining bedrooms are served by a modern and well-appointed family bathroom/WC. Externally, the home is equally appealing. To the front, there is off-street parking for two vehicle and an EV Charging point, while to the rear lies a private, enclosed garden, predominantly laid to lawn and complemented by a paved seating area—an ideal setting for outdoor dining, summer entertaining, or simply unwinding in a peaceful setting.

This exceptional residence perfectly combines contemporary design, generous living space, and a highly desirable location within a newly established development. It presents a fantastic opportunity for families seeking a stylish, comfortable, and conveniently located home.

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Stunning family home

Ensuite to main bedroom

Four well-proportioned bedrooms

Separate utility room

Stylish open-plan kitchen/diner

Ground floor cloakroom/WC

Bright and airy lounge

Front and rear gardens

For any more information regarding the property please contact us today

Hall

Central heating radiator, a storage cupboard, and stairs leading to the first floor.

Lounge 14' 6" x 14' 1" (4.42m x 4.29m)

Front-facing double-glazed window, central heating radiator, and a television point.

Open plan Kitchen and Dining Room 21' 1" x 11' 1" (6.42m x 3.38m) Plus 9' 11" x 7' 2" (3.02m x 2.18m)

Fitted with a range of modern wall and base units with work surfaces and upstands, a 1½ bowl stainless steel sink with mixer tap and drainer, and integrated appliances including a gas hob with extractor hood above, eye-level oven and grill, fridge/freezer, and dishwasher. Features a central island, central heating radiator, double-glazed window, and French doors opening onto the rear garden.

Utility Room 5' 11" x 5' 3" (1.80m x 1.60m)

Fitted base units with work surfaces and upstands, a stainless-steel sink with mixer tap and drainer, and plumbing for an automatic washing machine. Doors leading to the rear garden and cloakroom/w.c.

Cloakroom/w.c

Fitted with a low-level WC with concealed cistern, pedestal wash hand basin, part-tiled walls, central heating radiator, and a double-glazed window to the front.

Landing

Double glazed window and loft access.

Bedroom One 14' 0" x 9' 9"

(4.26m x 2.97m) Plus 10' 0" x 6' 2" (3.05m x 1.88m)

Double glazed window to front, central heating radiator, and a dressing area.

Ensuite 10' 1" Max x 5' 10" Max (3.07m x 1.78m)

Fitted with a low-level WC with concealed cistern, wall-mounted wash hand basin, and a shower cubicle, with part-tiled walls, central heating radiator, double-glazed window, and recessed downlights.

Bedroom Two 11' 11" Max x 11' 9" Max (3.63m x 3.58m)

Rear-facing double-glazed window and central heating radiator.

Bedroom Three 11' 3" x 10' 9" (3.43m x 3.27m)

Rear-facing double-glazed window and central heating radiator.

Bedroom Four 10' 1" x 10' 1" (3.07m x 3.07m)

Front-facing double-glazed window and central heating radiator.

Bathroom/W.C

Fitted with a three-piece bathroom suite comprising a low-level WC with concealed cistern, wall-mounted wash hand basin, and a panel bath with shower over and screen. Features include a chrome heated towel rail, recessed downlights, and a double-glazed window.

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Externally

Front Garden

Double driveway with a lawn area to the side and a side access gate leading to the rear garden.

Rear Garden

Large rear garden, mainly laid to lawn with a paved seating area and planted borders.

Garage 15' 8" Max x 8' 9" Max (4.77m x 2.66m)

Door width 7' 7" Approx. (2.31m)

Up and over door, 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 and 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
- Suitable for wheelchairs

TENURE

Managed 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 £114.67 per annum (approx.).

The property is also subject to NHBC Warranty (National House Building) which has 5 years remaining from 2026.

COUNCIL TAX BAND: E

EPC RATING: B

WD8647/BW/EM/25.04.2026/V.2

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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Ground Floor

First Floor

WD8647 Dahlia Road floor plan V2

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		