

# BRUNTON

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RESIDENTIAL



**THISTLE WAY, CALLERTON, NE5**

Offers Over £325,000

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Brunton Residential are delighted to offer for sale this fantastic detached house on Thistle Way, which boasts three well-proportioned bedrooms, modern finishes and a lovely, south-west facing rear garden as well as the benefit of solar panels.

This property offers convenient access to a range of amenities including supermarkets, convenience stores and plenty of schooling options. Transport links are excellent, with proximity to the A69, A1, and bus routes providing easy access to Newcastle city centre and beyond.

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Upon entering the property, you are greeted by a welcoming hallway that provides access to bright lounge to the left and a downstairs WC to the right. The hallway leads to a spacious kitchen/diner to the rear of the property which has an additional living area with French doors overlooking the pretty, west-facing garden.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from its own en-suite and fitted wardrobes, whilst there is a family bathroom serving the other two bedrooms.

Externally, the property boasts a garden to the front with driveway for off-street parking and access to a detached garage. The south-west facing rear garden is laid to lawn with a patio area and planted borders.



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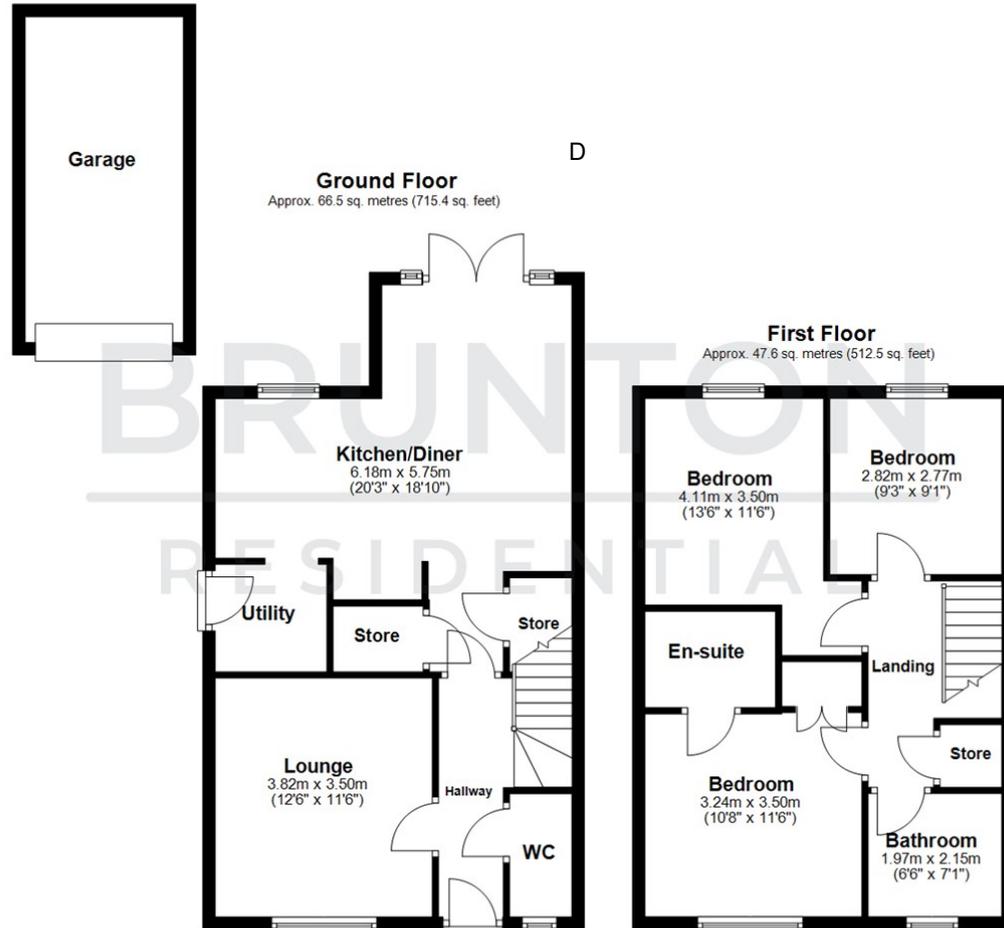
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : A



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) <b>A</b>                          |  | <b>93</b> | <b>93</b> |
| (81-91) <b>B</b>                            |  |           |           |
| (69-80) <b>C</b>                            |  |           |           |
| (55-68) <b>D</b>                            |  |           |           |
| (39-54) <b>E</b>                            |  |           |           |
| (21-38) <b>F</b>                            |  |           |           |
| (1-20) <b>G</b>                             |  |           |           |
| Not energy efficient - higher running costs |  |           |           |
| 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) <b>A</b>  |  |         |           |
| (81-91) <b>B</b>  |  |         |           |
| (69-80) <b>C</b>  |  |         |           |
| (55-68) <b>D</b>  |  |         |           |
| (39-54) <b>E</b>  |  |         |           |
| (21-38) <b>F</b>  |  |         |           |
| (1-20) <b>G</b>   |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |