



Davison Court | Callerton | NE5 1BW

£440,000

An exceptional four-bedroom detached Story Homes residence in the prestigious St John's Manor development, offering beautifully upgraded interiors, elegant open-plan living and landscaped outdoor spaces. Presented in immaculate turn-key condition, this outstanding home combines contemporary style, comfort and everyday practicality in one of Callerton's most desirable settings.

A beautifully appointed four-bedroom detached residence, originally built by Story Homes in the sought-after 'Sanderson' style and presented to an exceptional standard throughout, with elegant neutral décor designed to complement a wide range of tastes.

The thoughtfully designed accommodation includes a beautifully presented lounge, an impressive open-plan kitchen/dining/family room with central island, a separate utility room and a stylish downstairs WC.

To the first floor are four generously proportioned bedrooms, with the principal bedroom enjoying a luxurious en-suite that creates a refined and private retreat.

Set within the highly desirable St John's Manor development in Callerton, the home enjoys excellent access to local amenities, reputable schools, public transport links and major road networks. Newcastle Airport and Newcastle city centre are within easy reach, while nearby countryside walks and cycle routes offer a superb balance of convenience and lifestyle.

This outstanding home combines contemporary style, practical family living and a prime residential setting. Presented in immaculate turn-key condition, it offers an exceptional opportunity for buyers seeking a move-in-ready home of quality and distinction. Early viewing is highly recommended.

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Stunning Detached Home

Four Spacious Bedrooms

En-suite to the Main bedroom

Double Driveway

Kitchen/Dining/Family Room

Beautifully Presented

Lovely Front and Rear Gardens

Single Garage

For any more information regarding the property please contact us today

Entrance Hall

A UPVC double-glazed entrance door opens into a welcoming hallway, enhanced by a tasteful panelled feature wall, Amtico flooring and a radiator with colour-washed cover. Carpeted stairs rise to the first floor, while solid oak glazed doors lead through to the principal living spaces.

Lounge 14' 10" x 11' 8" (4.52m x 3.55m)

The elegant lounge is beautifully presented and filled with natural light from a large double-glazed front window. A bespoke media wall provides a striking focal point, incorporating a TV point above a Blaze multi-functional real-flame log-effect fire, with wood panelling and shelving to either side. Remote-controlled shelf lighting and fire settings, including crackling sound effects and adjustable lighting, add a refined sense of ambience. The room is completed with carpeted flooring, a radiator and a solid oak glazed door.

Kitchen/Dining/Family Room 12' 6" max x 12' 3" max (3.81m x 3.73m) 12' 9" max x 10' 0" max (3.88m x 3.05m)

The impressive open-plan kitchen/dining/family room forms the heart of the home, offering a superb space for modern living and entertaining. Upgraded kitchen units are paired with marble-effect Silestone worktops, under-cupboard lighting and a central island. Integrated appliances include a dishwasher, fridge freezer, AEG double ovens, induction hob and stainless steel extractor hood, complemented by a one-and-a-half sink with mixer tap. Recessed downlights, a feature ceiling light above the dining area, Amtico flooring throughout, a wall-mounted TV point and bi-fold doors opening onto the patio create a seamless blend of style and functionality. A solid oak door leads to the utility room.

Utility Room

The utility room continues the high-quality finish, with fitted base units, marble-effect Silestone worktop, sink with mixer tap, plumbing for an automatic washing machine, Amtico flooring, a solid oak door to the downstairs WC and a half-glazed uPVC side door opening to the garden.

Downstairs WC

A stylish downstairs WC fitted with a low-level WC, pedestal wash hand basin, radiator, double-glazed window, Amtico flooring, half-tiled walls and a striking full-length smoked antique bronze mirror.

First Floor Landing

The spacious first floor landing is finished in neutral tones with carpeted flooring and solid oak doors leading to all bedrooms and the family bathroom. A double-glazed window brings in natural light, while access to the fully boarded loft provides valuable additional storage.

Bedroom One 15' 0" max including fitted wardrobes x 11' 5" max (4.57m x 3.48m)

The principal bedroom is a superbly appointed room, featuring carpeted flooring, a radiator, a large, double-glazed window that enhances the natural light, fully fitted wardrobes with hidden drawers, a contemporary panelled feature wall and access via a solid oak door to the luxurious en-suite.

En-suite

The luxurious en-suite is finished with Porcelanosa part-tiled walls and floor tiles, a chrome towel rail/radiator, a fully enclosed double shower cubicle and an elegant full-length smoked antique bronze mirror.

Bedroom Two 13' 9" x 9' 2" (4.19m x 2.79m)

A beautifully finished double bedroom with double-glazed window, radiator, fully fitted wardrobes with hidden drawers, carpeted flooring complemented by an Impera Italia special effect feature wall.

Bedroom Three 13' 7" x 9' 2" (4.14m x 2.79m)

A further stylish double bedroom featuring a double-glazed window, radiator, fully fitted wardrobes with hidden drawers, carpeted flooring, wall-mounted TV point and an Impera Italia special-effect painted feature wall.

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Bedroom Four 9' 0" x 7' 9" (2.74m x 2.36m)

A versatile fourth bedroom, currently arranged as a home office, complete with double-glazed window, radiator, fully fitted wardrobes and desk with shelving above, and carpeted flooring.

Family Bathroom

The family bathroom is finished to an excellent standard, comprising a low-level WC, pedestal wash hand basin, panelled bath with shower mixer tap, fully enclosed separate double shower cubicle, recessed downlights, chrome towel rail/radiator, double-glazed window, Porcelanosa part-tiled walls and floor, and a statement full-length smoked antique bronze mirror.

Externally

Attractive double-aspect front lawns with well-maintained shrub borders. A block-paved double driveway provides off-street parking for two vehicles. Side access gate to rear.

Rear Garden

The enclosed rear garden has been thoughtfully landscaped to offer both relaxation and entertaining space, with a lawn, two paved seating areas and recently completed raised sleeper beds planted with mature shrubs. To the bottom of the garden, a paved patio with overhead pergola creates an inviting outdoor retreat, enhanced by remote-controlled downlights, external power sockets and an outside water tap.

Side Garden

A charming secluded decked area provides the perfect spot to enjoy the evening sun.

Garage 17' 9" x 8' 3" (5.41m x 2.51m)

Door width 7' 0" (2.13m)

Up-and-over door with power and lighting.

A range of high-quality upgrades have been completed within the last 12 months, including new carpets, fitted wardrobes, a bespoke media wall, bathroom mirrors, decorative panelling and premium finishes throughout.

This truly exceptional turn-key home combines style, quality and comfort to an outstanding standard.

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 Northeast 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.

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

COUNCIL TAX BAND: E

EPC RATING: B

WD877912.08.2026/BW/EM/V.4



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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		

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