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HODGSON CLOSE, CALLERTON, NE5

Offers Over £425,000


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Beautifully presented four-bedroom detached house is situated on Hodgson Close within the popular residential area of Callerton, Newcastle upon Tyne. Built by Story Homes to the Sanderson design, the property offers a home well-suited to modern family living.

The property benefits from a number of attractive upgrades, including a contemporary kitchen with a central island, an enhanced oven and hob configuration, upgraded flooring and bi-folding doors opening onto the rear garden. The separate utility room, downstairs WC, integral garage and double-width driveway add to the practicality of the layout. Outside, the enclosed rear garden combines an extended patio with a lawn, providing versatile space for outdoor dining and relaxation. Its position towards the top of the cul-de-sac is an additional advantage.

Callerton is a popular residential area on the western outskirts of Newcastle upon Tyne, offering access to local amenities, schools and transport connections. The wider area provides road links towards Newcastle city centre and surrounding communities, while local shopping facilities and leisure amenities are available within the surrounding neighbourhoods. The location offers a residential setting with access to the services and facilities needed for everyday family life.

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The internal accommodation comprises: An entrance hallway providing access to the principal ground-floor rooms, with internal access to the integral garage. The formal living room is positioned to the left and offers a comfortable reception space, featuring a front-aspect window that allows natural light into the room. The separate living area provides a welcoming setting for relaxing and entertaining.

To the rear of the property is a spacious, full-width open-plan kitchen and dining room, designed to accommodate modern family living. The kitchen is fitted with contemporary light-coloured cabinetry, contrasting work surfaces and a central island providing additional preparation space and informal seating. Further features include an upgraded double oven configuration, a larger induction hob and an extractor hood. The room is finished with attractive herringbone-style flooring and recessed ceiling lighting, creating a bright and contemporary environment.

The dining area provides ample space for a family dining table and benefits from bi-folding doors opening directly onto the rear garden. These doors allow plenty of natural light into the room and create a seamless connection between the indoor and outdoor entertaining spaces. A separate utility room provides additional space for household appliances, while a downstairs WC and side access to the garden add further practicality.

On the first floor, the landing provides access to four bedrooms and the family bathroom. The bedrooms are well presented, with the master bedroom benefiting from fitted wardrobes and an en-suite bathroom. The four-piece family bathroom provides further convenience for the household comprising a bath, walk-in shower, WC and wash basin.

Externally, the property benefits from a double-width driveway providing off-street parking and access to the integral garage. The fully enclosed rear garden features an extended patio area immediately outside the house, offering space for outdoor dining and seating, beyond which a lawn provides additional space for relaxation and family activities. The property's position towards the top of the cul-de-sac further enhances its appeal, offering a quieter setting with limited passing traffic.





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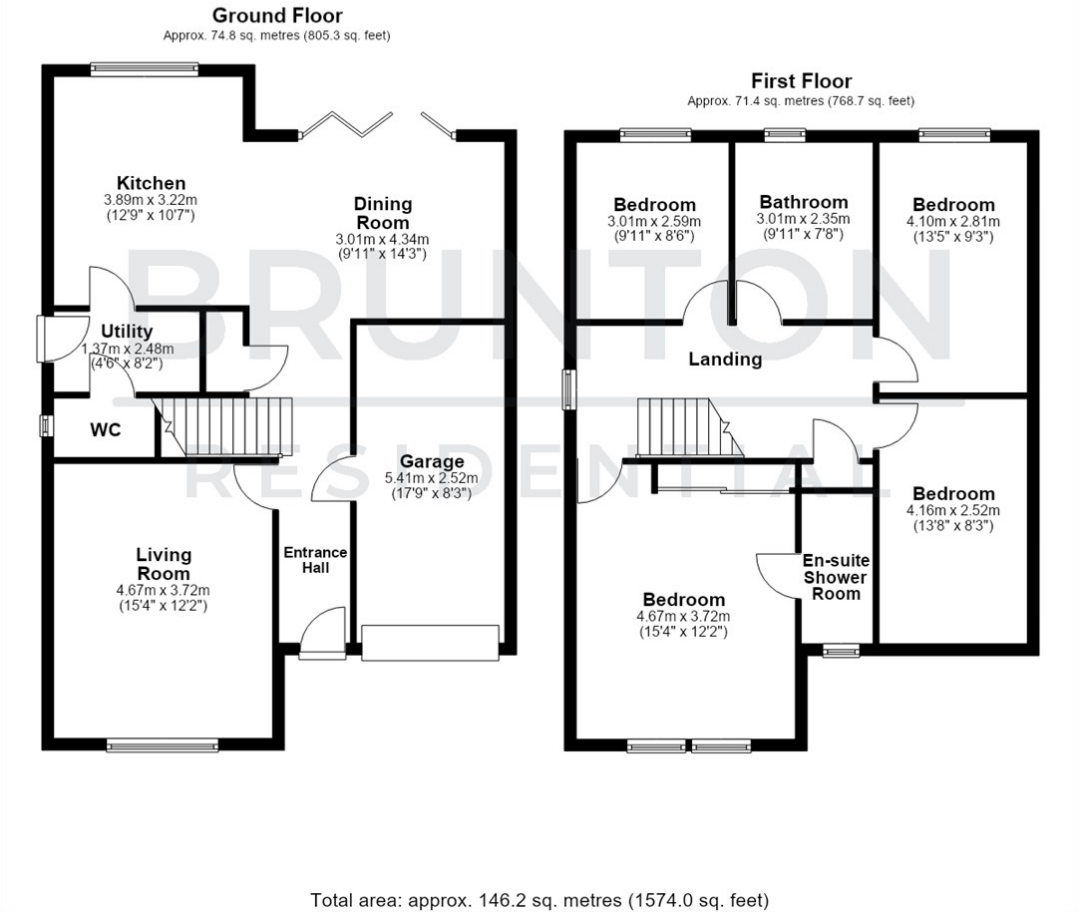
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 146.2 sq. metres (1574.0 sq. feet)



