



Bright Gardens, Callerton, NE5

£355,000 Offers in Excess Of

MICHELLE ROPER
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Bright Gardens

Callerton, Newcastle upon Tyne, NE5

We offer For Sale this beautifully presented 4 Bedroom Detached Family Home on Bright Gardens, in the ever popular location of Callerton, Newcastle upon Tyne.

Situated within a desirable plot and enjoying an extensive private garden to rear as well as off street parking for multiple vehicles via a block paved driveway leading to a single integral Garage.

The property briefly comprises of Entrance Hallway, Lounge, open plan Kitchen with integrated appliances, leading to Dining Area, Utility Room, WC and Integral Garage to Ground Floor. First Floor offers, Landing, Master Bedroom with En-Suite Shower room, Bedrooms 2, 3 & 4 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £355,000 Offers in Excess Of



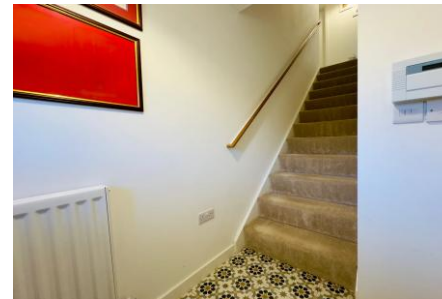
Accommodation

Entrance Hall

Through the composite front door we enter into the Hallway. Ahead to the left is a carpeted staircase leading to first floor accommodation. To the right a door leads into the Lounge. The Hall features a single radiator and tiled effect cushion flooring underfoot.

Lounge 4.82 m x 3.38 m

Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation underneath which sits a double radiator. Ahead a door provides access into the Kitchen and the room features carpet underfoot.



Accommodation

Kitchen / Dining Room – 3.21 m x 5.84 m

Occupying the rear of the property, the Kitchen/ Dining Room is the perfect family space for entertaining. To the right the Kitchen benefits from a range of Navy Shaker style wall and base units with otopop Butchers block worksurfaces. An inset stainless steel 1.5 bowl sink with mixer tap sits beneath a double glazed window looking to rear elevation. Integrated appliances include a Zanussi electric oven and grill, Gas hob with overhead extractor hood and integrated Fridge Freezer. To the left of the Kitchen is the Dining area ideal for a family get together and evening meals. The space is accommodating of a dining table and enjoys views of the private rear garden accessible via French doors. To the left of the Dining Area a door provides access to the Utility and WC beyond and a further door provides access into the integral garage.

The room features recessed spotlighting to ceiling, two double radiators and tiled floor underfoot,

Utility 2.15 m x 1.61m

Off the Kitchen is the Utility, A door ahead provides access to the rear garden. The Utility features a worksurface with space for tumble dryer and plumbed for automatic washing machine beneath. A door to the right provides access to WC and the room features a tiled floor underfoot.

WC

The ground floor WC is situated off the Utility and offers a white two piece suite comprising of wall mounted hand basin and low level WC. The room features an opaque double glazed window to rear elevation underneath which sits a single radiator and benefits from tiled floor underfoot.



Accommodation

First Floor Landing

The carpeted landing provides access to Master Bedroom, Bedrooms 2, 3 & 4 and Bathroom with storage cupboard and loft access above.

Master Bedroom – 4.29 m x 3.38 m

Situated to the front of the property is the spacious Master Bedroom. Two double glazed windows look to front elevation. A door to the left provides access to the En-suite Shower room and the room benefits from built in double door mirrored wardrobes, a single radiator, a storage cupboard and carpet underfoot.

En-Suite Shower room – 2.45 m x 2.10 m

The En-Suite Shower room consists of a three piece suite comprising of walk in shower enclosure with power shower and glass door, low level WC and wall mounted hand wash basin. A double glazed opaque window looks to side elevation and the room features decorative tiling to walls, a chrome heated towel radiator and tiled floor under-foot.



Accommodation

Bedroom 2 – 2.69 m x 3.73 m

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation, underneath which sits a single radiator. The room is a spacious double and features double sliding door mirrored robes and carpet under-foot.

Bedroom 3 – 2.69 m x 3.73 m

Bedroom 3 is situated to the rear of the property and benefits from a double glazed window to rear elevation, underneath which sits a single radiator. The room is a spacious double and features double sliding door mirrored robes and carpet under-foot.

Bathroom – 2.14 m x 1.93 m

The Family Bathroom consists of a three piece suite comprising of panelled bath with overhead Power Shower and glass screen. Wall mounted hand wash basin and low level WC. The room features a double glazed opaque window to side elevation, recessed spot lighting to ceiling and complimentary tiled walls with tiled floor under-foot.

Bedroom 4 – 3.11 m x 3.09 m

Bedroom 4 is situated to the front of the property and is a further spacious double. To the left is a built in cupboard providing ample storage and ahead a double glazed window looks to front elevation underneath which sits a single radiator. The room benefits from carpet underfoot.



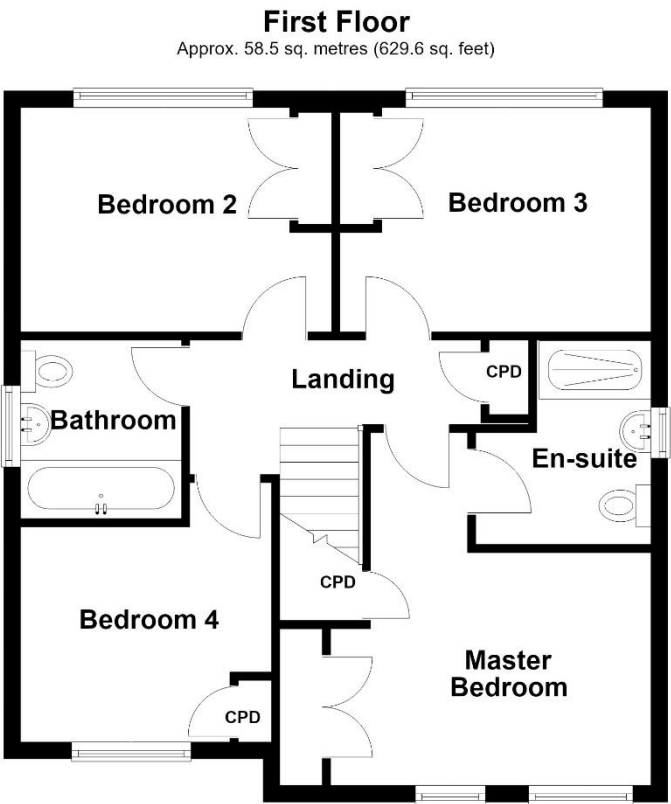
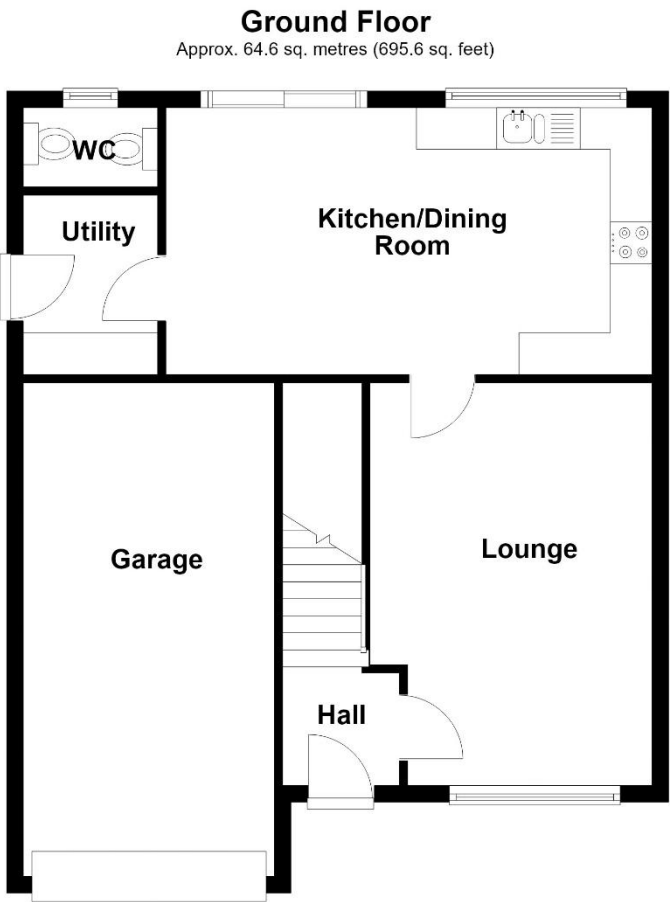
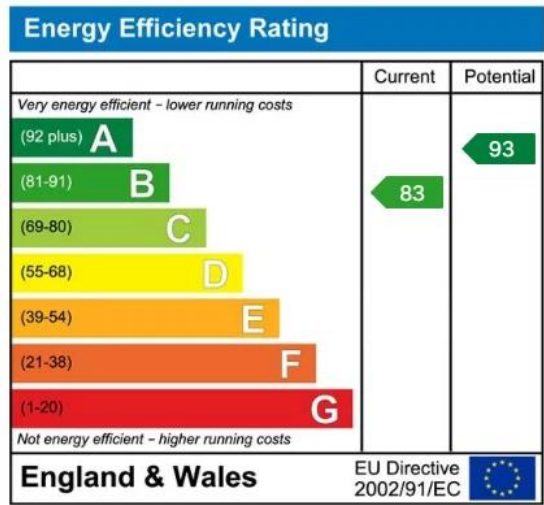
Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor 64.6 sq. metres / 695.6 sq. feet

First Floor 58.5 sq. metres / 629.6 sq. feet

Total 123.1 sq. metres / 1325.2 sq. feet



Total area: approx. 123.1 sq. metres (1325.2 sq. feet)



Externally

To the front of the property is a block paved driveway with parking for multiple vehicles, with electric charging point and leading to an integral Garage.

To the rear the property enjoys a private garden with fenced boundary. The garden is laid mainly to artificial grass with a paved patio area leading from Kitchen/Dining room, the ideal spot for outdoor dining. A raised decked area sits to the right and is the perfect place to enjoy Summer evenings.

Garage 5.92 m x 3.01 m

The Integral Garage is accessible via the Dining area and features electrics, lighting, storage and up and over door to front driveway.



Local Authority
Newcastle City Council

Council Tax
Band E

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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