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3
Petunia Grove
Newcastle upon
Tyne
NE51DZ

3 Petunia Grove
Callerton
Newcastle upon Tyne
NE51DZ



4



2



1



B



Asking Price
£350,000

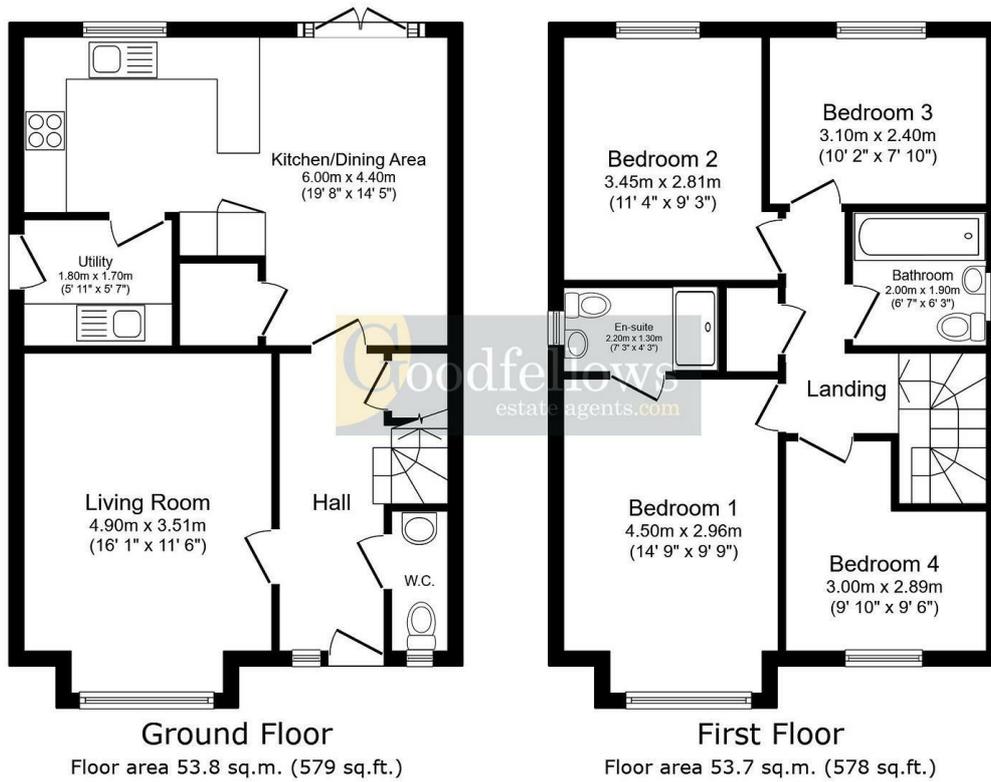
Nestled in the tranquil cul-de-sac of Petunia Grove, Newcastle upon Tyne, this immaculately presented detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,184 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The master bedroom features a convenient en-suite, ensuring privacy and convenience for the occupants.

The heart of the home is undoubtedly the open plan kitchen diner located at the rear, which provides a welcoming space for family gatherings and entertaining guests. The kitchen is complemented by a separate utility area, enhancing functionality and organisation. Additionally, the ground floor includes a well-appointed downstairs w/c, adding to the practicality of the layout.

The property is further enhanced by a beautifully landscaped garden, offering a serene outdoor space for relaxation and play. With parking available for up to four vehicles, convenience is assured for both residents and visitors alike.

This delightful home is not only a sanctuary of comfort but also benefits from its peaceful location, making it a perfect retreat from the hustle and bustle of city life. Whether you





Total floor area: 107.5 sq.m. (1,157 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: B
Council Tax Band: D

DIRECTIONS

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