



Dahlia Road | Callerton | NE5 1ET

£425,000



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Beautiful Detached House

Open Plan Kitchen/Diner/Reception

Four Bedrooms

Popular Location

Ensuite to Two Bedrooms

Family Bathroom/W.C

Cloakroom/W.C

Front and Rear Gardens

RMS | Rook
Matthews
Sayer

This outstanding detached family home is perfectly positioned on the highly sought-after Dahlia Road in Callerton, enjoying an enviable cul-de-sac setting with a peaceful, open outlook over front-facing woodland and the added benefit of no properties overlooking.

From the moment you step inside, the home makes a striking impression. A bright and welcoming entrance hallway sets the tone for the stylish accommodation that follows, leading seamlessly into a versatile and beautifully arranged ground floor. Here you'll find a comfortable lounge, a convenient cloakroom/WC, and a stunning open-plan kitchen/dining/reception space that forms the true heart of the home. Designed with modern living in mind, this superb space is perfect for both everyday family life and entertaining, with direct access out to the rear garden creating a natural indoor-outdoor flow.

To the first floor, the property continues to impress with four generously proportioned bedrooms, thoughtfully designed for family comfort. Two of the bedrooms benefit from stylish en-suite shower rooms, complemented by a contemporary family bathroom/WC serving the remaining rooms.

Externally, the home is equally impressive. To the front, there is off-street parking for two vehicles along with the convenience of an EV charging point. To the rear, a private enclosed garden awaits, mainly laid to lawn and enhanced by a paved seating area—an ideal space for summer dining, entertaining guests, or simply unwinding in a peaceful setting.

This exceptional home effortlessly combines contemporary design, spacious and flexible living, and a highly desirable modern development location. A fantastic opportunity for families seeking a stylish turnkey property in a truly appealing setting.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Stairs leading to the first floor, a central heating radiator, and a useful understairs storage cupboard.

Lounge 14' 4" Max x 11' 6" Max (4.37m x 3.50m)

Wood flooring, a central heating radiator, a television point, and a double-glazed window to the front aspect.

Cloakroom/W.C 6' 7" Max x 4' 7" Max (2.01m x 1.40m)

Comprising a low-level WC with concealed cistern, pedestal wash hand basin, central heating radiator, part-tiled walls, and Amtico flooring.

Open plan Kitchen/Reception room

Kitchen Area 11' 11" Max x 9' 6" Max (3.63m x 2.89m)

Fitted with a range of wall and base units with work surfaces over and upstand, a 1½ bowl stainless steel sink with tap and drainer, and integrated appliances including a gas hob with extractor hood above, eye-level oven and grill, dishwasher, and fridge/freezer. Recessed downlights, Amtico flooring, and double-glazed windows and French doors to the rear complete the space.

Dining/Reception Area 16' 11" x 10' 9" (5.15m x 3.27m)

Featuring tiled flooring, a television point, a central heating radiator, and a double-glazed rear window.

Utility Room

Fitted base units with work surfaces over, a stainless steel sink, central heating radiator, plumbing for an automatic washing machine, Amtico flooring, and a door leading to the side.

Landing

Airing cupboard, central heating radiator, and access to a boarded loft via a drop-down ladder.

Bedroom One 15' 10" Plus wardrobes x 11' 6" Plus recess (4.82m x 3.50m)

Double-glazed window to the front, central heating radiator, and fitted wardrobes.

Ensuite 7' 5" Max x 6' 5" Max (2.26m x 1.95m)

Fitted with a low-level WC with concealed cistern, wall-mounted wash hand basin, and a double shower cubicle. Extractor fan, part-tiled walls, central heating radiator and a double-glazed window.

Bedroom Two 15' 5" Plus recess x 10' 3" Max (4.70m x 3.12m)

Double-glazed window to the front, central heating radiator, and recessed downlights.

Ensuite

Fitted with a low-level WC with concealed cistern, wall-mounted wash hand basin, and a double shower cubicle. Extractor fan, part-tiled walls, central heating radiator and recessed downlights.

Bedroom Three 13' 1" Max x 11' 0" Max (3.98m x 3.35m)

Double glazed window to the front and a central heating radiator.

Bedroom Four 8' 1" Plus wardrobes x 7' 1" Plus large recess (2.46m x 2.16m)

Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bathroom/W.C 7' 0" Max x 7' 0" Max (2.13m x 2.13m)

Fitted with a three-piece white bathroom suite comprising a low-level WC with concealed cistern, vanity wash hand basin, and panelled bath with shower over and screen. Chrome heated towel rail, part-tiled walls, and a double-glazed window.

Externally

Front Garden

Featuring a double driveway providing access to a single garage, a lawn area, an EV charging point, and a side access gate leading to the rear garden.

Rear Garden

Enclosed rear garden with a porcelain tiled seating area, lawn, and planted shrubs.

Garage

Up and over door, power and lighting.

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 North East 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. -

ACCESSIBILITY

This property has accessibility adaptations:

- Level access

TENURE

Managed 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.

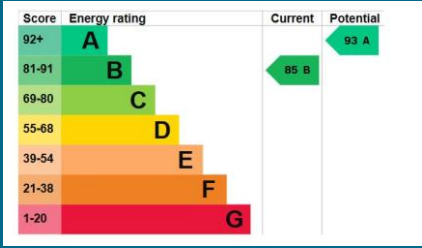
There is currently no service charge been provided.

The property is also subject to NHBC Warranty (National House Building) which has 5 years remaining from 2026.

COUNCIL TAX BAND: E

EPC RATING: B

WD8419/12.06.2026/BW/EM/V.2





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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