BRUNTON

RESIDENTIAL



MARIGOLD WAY, NEWCASTLE UPON TYNE, NE5

£270,000

BRUNTON

RESIDENTIAL












BRUNTON
RESIDENTIAL



Beautifully presented three-bedroom semi-detached home situated on Marigold Way within the popular Church View estate, built by Ashberry Homes at Callerton, Newcastle upon Tyne. Built to the Orchid design, the property offers well-arranged, spacious accommodation for family living.

The property benefits from a generous living room with a bespoke fireplace feature, an open-plan kitchen and dining area with double doors leading to the rear garden, and a downstairs WC. The upgraded kitchen and bathroom finishes enhance the presentation throughout, while the wonderful rear garden, patio seating area and double driveway add to the property's appeal.

Marigold Way is situated within the Ashbury estate at Callerton, offering access to local amenities and the wider Newcastle area. The surrounding residential neighbourhood provides convenient connections to nearby shopping facilities, schools and transport links, with Newcastle city centre and other parts of the city accessible by road and public transport. The location combines a residential setting with access to the amenities and services needed for everyday living.

BRUNTON

RESIDENTIAL







BRUNTON

RESIDENTIAL

The internal accommodation comprises: An entrance hallway providing access to the principal ground-floor rooms. To the left is a downstairs WC, attractively presented with half-height tiling to one wall and a tiled splashback behind the wash hand basin. The staircase to the first floor is positioned just beyond the WC, while to the right is the living room.

The living room is beautifully presented and benefits from a large front-facing bay window, allowing plenty of natural light into the space. A particularly distinctive feature is the bespoke artificial chimney breast, created by a joiner and incorporating an inglenook fireplace, with an electric mock-effect burner and an attractive fireplace surround. This provides a striking focal point and gives the room the appearance of a traditional chimney breast. There is ample space for lounge furniture, creating a comfortable setting for relaxing and entertaining.

At the end of the hallway is access to the open-plan kitchen and dining area, with the kitchen positioned to the right and the dining space to the left. The kitchen is fitted with contemporary light-coloured cabinetry, contrasting work surfaces and integrated appliances, including a washing machine and fridge freezer. The space also benefits from attractive wood-effect flooring, recessed ceiling lighting and a useful storage cupboard beneath the stairs. The dining area provides ample room for a family dining table, while double doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces.

On the first floor, the landing provides access to all three bedrooms and the family bathroom. Bedrooms one and two are both well-proportioned double rooms, while bedroom three is a good-sized single bedroom. The master bedroom benefits from an en-suite shower room comprising a walk-in shower, WC and wash hand basin. The family bathroom is fitted with a white three-piece suite comprising a bath, WC and wash hand basin. Both the family bathroom and en-suite have been enhanced with additional tiling features, including half-height tiling and chrome trim in the family bathroom, providing an upgraded finish.

Externally, the property benefits from a double driveway to the side and a garden to the front. The rear garden is a particular highlight, being one of the larger gardens for this style of property on the estate. Fully fenced and predominantly laid to lawn, it provides a generous outdoor space with a patio seating area for outdoor dining and entertaining. The garden offers a versatile space for relaxation, gardening and family activities.





BRUNTON

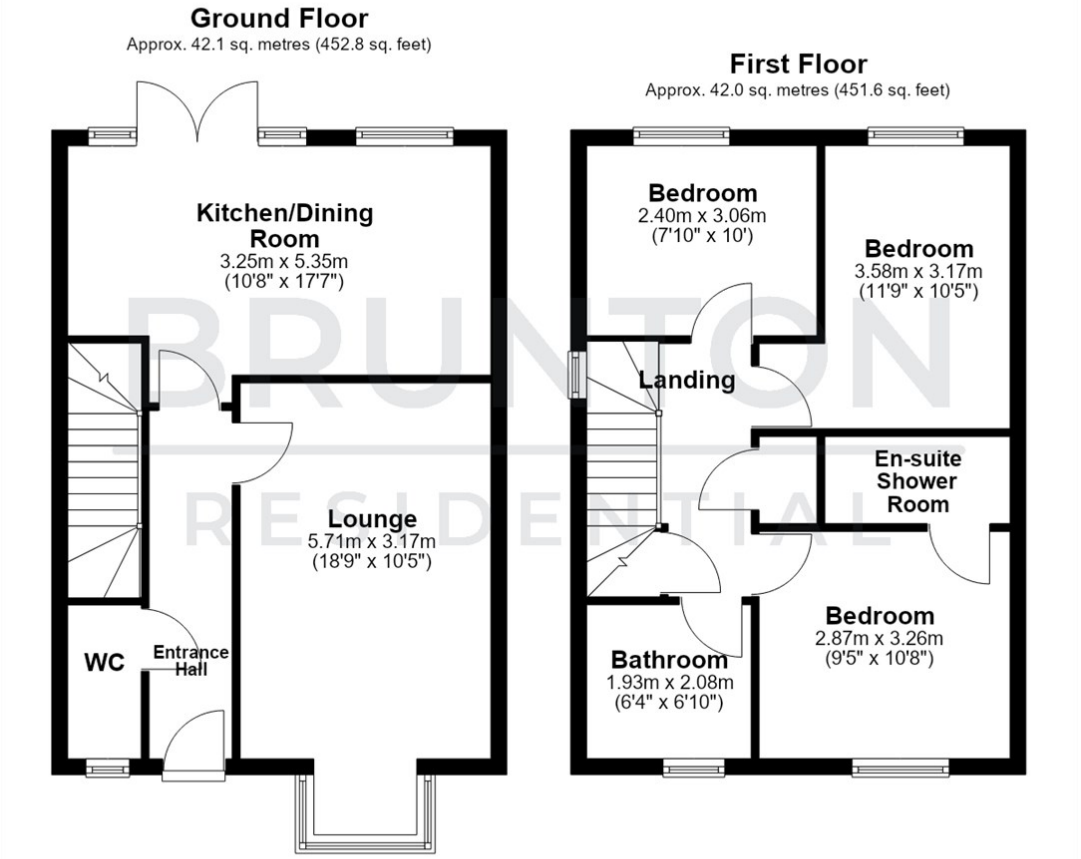
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 84.0 sq. metres (904.4 sq. feet)



