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HODGSON CLOSE, CALLERTON, NEWCASTLE UPON TYNE, NE5

Offers Over £475,000

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Beautifully appointed five-bedroom detached family home on Hodgson Close in Callerton, offering contemporary interiors, generous proportions, and excellent family living.

The property offers an impressive open-plan kitchen and dining room with integrated appliances, quartz work surfaces, a central island, and bi-fold doors opening onto the rear garden. A spacious living room, separate snug, utility room, convenient WC, two en suite shower rooms, a modern family bathroom, an integral double garage, and a driveway provide practical and versatile accommodation.

Hodgson Close forms part of the popular Callerton development, well placed for families and professionals. Local amenities, supermarkets, cafés, and well-regarded schools are all within easy reach, while nearby green spaces provide opportunities for walking and recreation. Excellent transport links offer convenient access to Newcastle city centre, Newcastle International Airport, the A1, and surrounding areas, with regular public transport services close by. Offering stylish accommodation in a desirable location, this is a superb opportunity to enjoy modern family living.

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The internal accommodation comprises: a spacious entrance hall finished with polished porcelain tiled flooring, providing access to a well-appointed snug, a convenient WC, and stairs leading up to the first floor. The hallway leads through to an impressive kitchen and dining room, featuring shaker-style cabinetry, integrated appliances, quartz work surfaces, a generous central island with breakfast seating, recessed lighting, and polished porcelain-tiled flooring. A separate utility room offers additional fitted storage, work surfaces, and an external door.

The kitchen and dining space is filled with natural light from multiple windows and full-width bi-fold doors opening onto the rear garden. The spacious living room enjoys generous proportions, herringbone flooring, decorative wall panelling, and a large front-facing window, creating an inviting setting for everyday living. Internal access is also provided to the integral double garage.

Stairs lead to the first-floor landing with fitted storage cupboards, providing access to all bedrooms. The main bedroom benefits from a contemporary en suite shower room, while a second double bedroom also enjoys an en suite. Three further well-proportioned bedrooms are served by a stylish family bathroom with a separate shower enclosure, bath, contemporary tiling, and recessed lighting.

Externally, the property occupies a corner plot with a landscaped front garden, a block-paved driveway providing off-road parking, and access to the integral double garage. The enclosed rear garden features porcelain-paved seating areas, a generous lawn, timber fencing, brick pillars, and excellent space for outdoor dining and entertaining.



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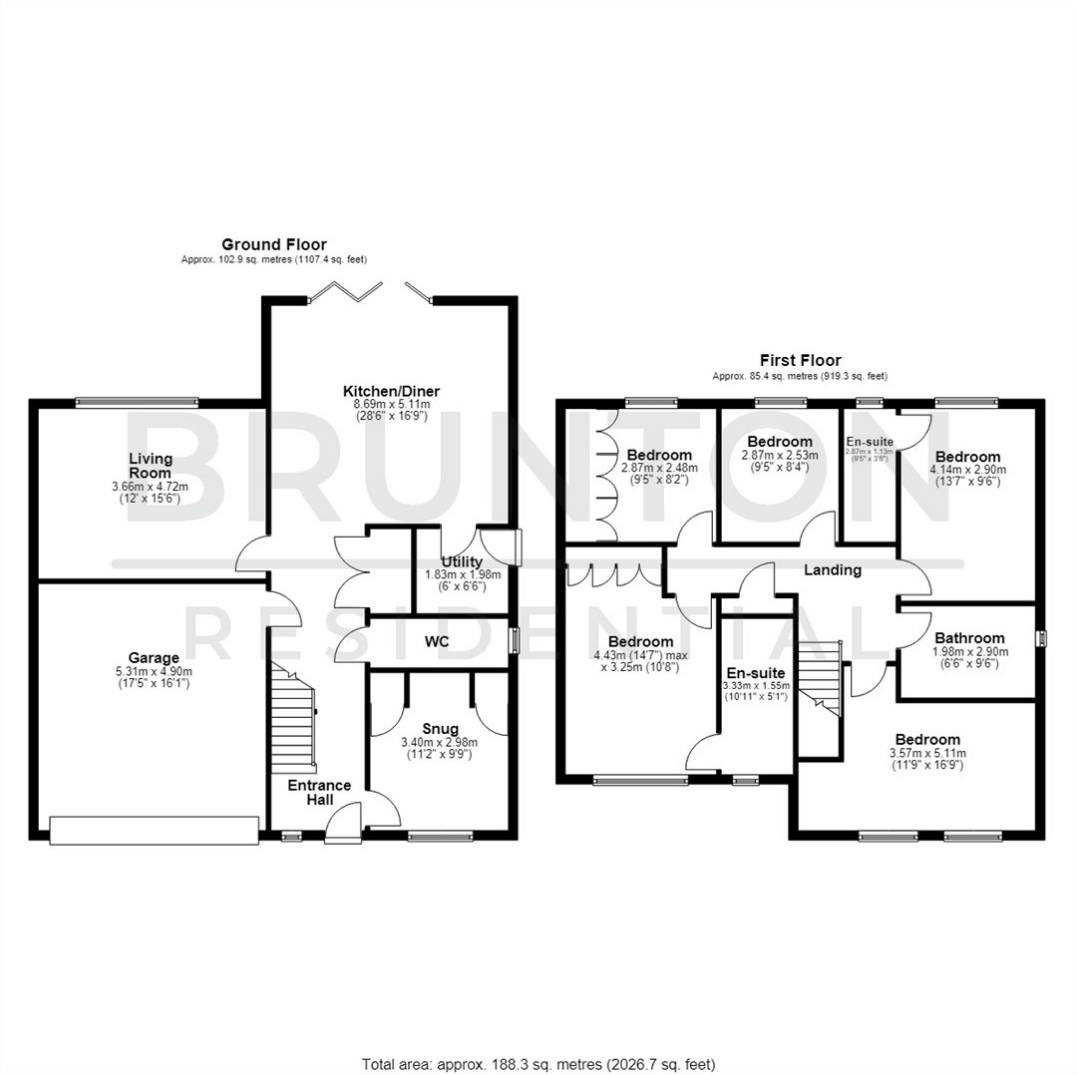
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		92	(92 plus)	A		
(81-91)	B	85		(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	