



Larkspur Avenue, Callerton, NE5 1DG
Offers Over £340,000

Harpers PROPERTY PEOPLE **exp** UK

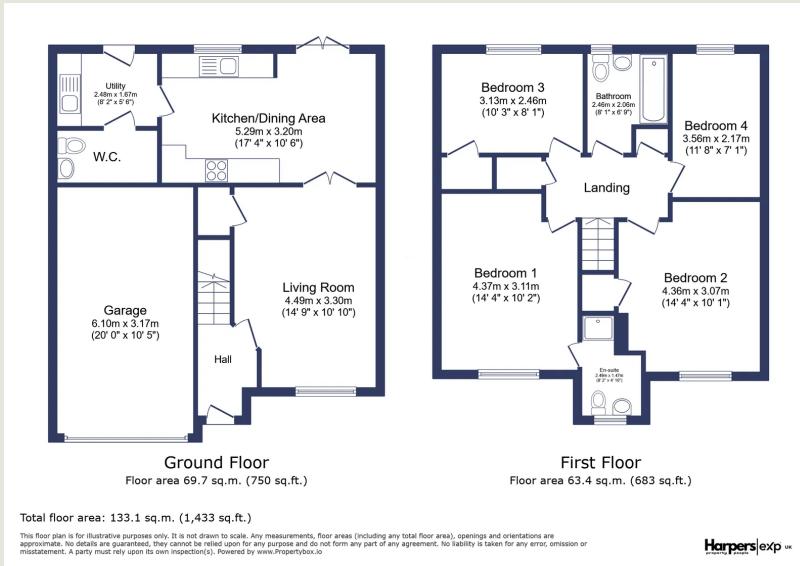
Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Discover this exceptional, modern eco-friendly detached family home, offering four bedrooms and impressive energy efficiency, ideally situated in a peaceful cul-de-sac on Larkspur Avenue, Callerton. Boasting a generous 1433 sq ft of well-appointed living space, this contemporary residence welcomes you with a spacious, front-aspect living room, providing an inviting area for relaxation. The heart of this home is the impressive modern kitchen/diner, designed for both culinary adventures and social gatherings. Complementing the ground floor is a convenient utility room and a ground floor W/C, enhancing everyday practicality. Upstairs, you will find four well-proportioned bedrooms, ensuring comfortable accommodation for all. The principal bedroom benefits from a private en-suite shower room, while a stylish family bathroom serves the remaining bedrooms, offering ample facilities for a busy household. This property stands out for its outstanding eco-credentials, featuring an air source heat pump, an air flow filtration system providing purified air and no moisture, solar PV panels, triple glazing, and extra insulation in the walls and roof – all contributing to a highly efficient and comfortable living environment. Externally, the property benefits from a single garage, a double driveway, and an electric car charger, providing ample off-street parking. The good-sized, East-facing rear garden offers a delightful outdoor space, perfect for enjoying the morning sun. Combining modern design, spacious interiors, and remarkable energy efficiency in a desirable location, this home truly offers a superior living experience. We encourage a viewing to fully appreciate the quality and extensive features of this splendid property.

- Modern Eco Friendly Detached Family Home
- Four Well Proportioned Bedrooms + Family Bathroom & Ensuite Shower Room
- Spacious Front Aspect Living Room
- Impressive Modern Kitchen/Diner
- Utility Room & Ground Floor WC
- Air Flow Filtration System Throughout, Providing Purified Air & No Moisture.
- Super Eco Home With Solar Panels & Air Source Heat Pump
- Triple Glazed & Extra Insulation In Walls & Roof
- Double Driveway, Garage & Electric Car Charger
- Good Sized East Facing Rear Garden







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