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COSMOS GARDENS, CALLERTON, NE5

Offers Over £300,000

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Well-presented three-bedroom detached home situated on Cosmos Gardens in Newcastle upon Tyne. The property is the popular Larkspur design by Ashberry, offering modern accommodation with a detached garage and occupying an attractive plot with a larger than average south facing rear garden.

The home offers well balanced accommodation including a bright lounge with a walk in bay window, a spacious kitchen-diner spanning the rear of the property with French doors opening to the garden, and three well-proportioned bedrooms to the first floor, with the master bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms, creating a practical layout suited to modern family living.

Cosmos Gardens is positioned within a modern residential development with convenient access to a range of local amenities. Nearby shopping facilities, schools and everyday services can be found within the surrounding areas, while excellent road links provide straightforward access into Newcastle city centre and neighbouring districts. The location also benefits from nearby transport links and green spaces, making it a desirable setting for families and professionals alike.

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The internal accommodation comprises: an entrance hallway providing access to the ground floor rooms. To the right-hand side is a convenient ground floor WC, while to the left is the lounge. The lounge benefits from a forward-facing window and a subtle walk-in bay feature, allowing for additional natural light and creating a comfortable reception space.

Spanning the rear of the property is the kitchen-diner, which offers a modern and sociable layout. The room benefits from French doors opening out onto the south facing rear garden, creating an excellent connection between indoor and outdoor living and making it an ideal space for everyday family life or entertaining.

To the first floor, there are three well proportioned bedrooms. The master bedroom benefits from its own ensuite shower room and built in wardrobes, while the remaining two bedrooms are served by a well-appointed family bathroom, completing the first floor accommodation.

Externally, the property benefits from a double driveway to the front leading to a detached garage with an electronic roller door operated via remote control. The current owners have also enhanced the outside space by paving the area to the side of the garage to create a dedicated bin storage area. The rear garden enjoys a desirable south-facing aspect and offers a generous lawned area, making it particularly appealing for families and those who enjoy outdoor entertaining.



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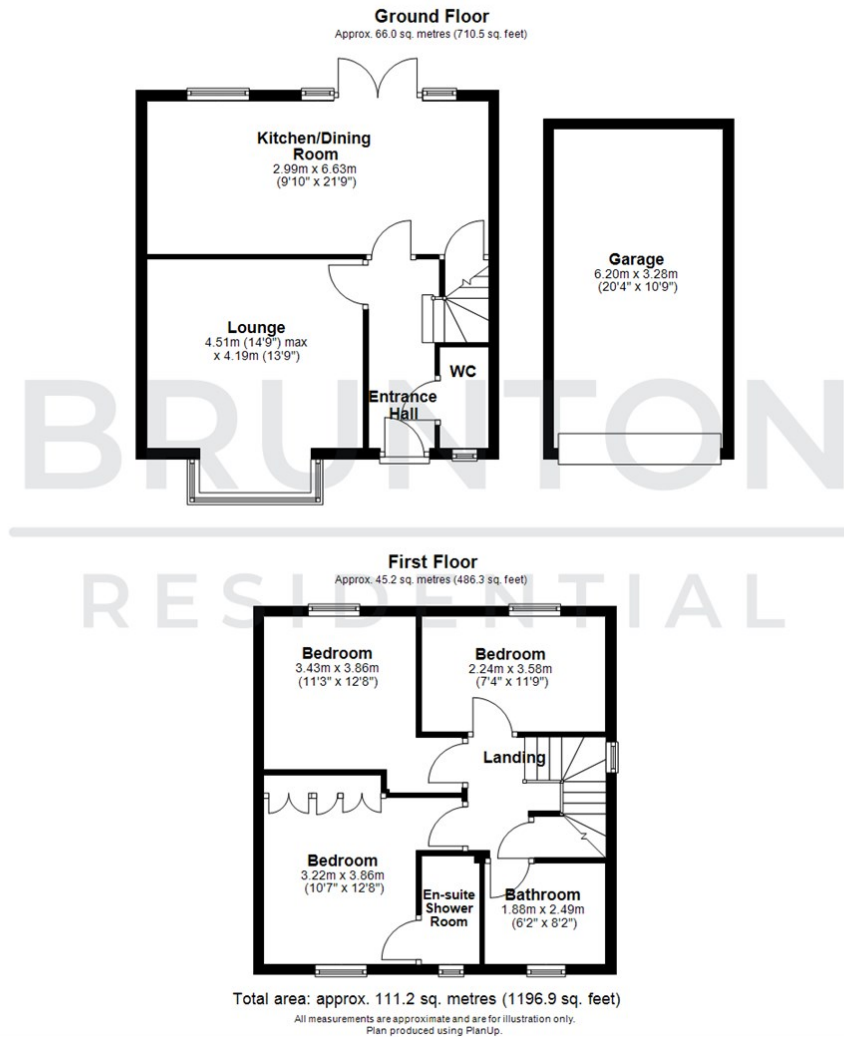
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	

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