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CARNATION WAY, NEWCASTLE UPON TYNE, NE5 1DH

Offers Over £260,000

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Well presented, three-bedroom semi-detached house, located on the popular residential estate of Callerton. Built by Ashberry Homes in 2022, this property still benefits from NHBC warranty, while maintaining its new-build feel. This property is well suited to growing families, and people looking to relocate to the area.

The property briefly comprises an entrance hallway, lounge/diner, kitchen, WC, three double bedrooms, an en-suite to bedroom one, and family bathroom. The property also benefits from ample storage, with multiple cupboards available throughout the house.

Callerton is an increasingly sought-after semi-rural location on the western edge of Newcastle upon Tyne, offering an attractive balance of countryside surroundings and excellent connectivity with easy access to the A1 and A69. The area provides a peaceful residential setting while remaining within easy reach of the city centre, as well as nearby hubs such as Gosforth and Kingston Park.

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When stepping into this property, you enter a spacious and bright entrance hallway. The hallway has doors leading left to the kitchen, and right to the downstairs WC. The kitchen is fitted with a range of wall and base units, integrated appliances, and is well lit due to the orientation of the property. The WC has a low lying toilet and wash basin.

Beyond the WC are stairs raising to the right and wrapping around to the first floor, and the final door in the hallway leads to the open plan lounge/diner. Occupying the rear of the property, this spacious room has multiple windows, allowing lots of natural light in, along with French doors leading out to the rear garden. There is a handy under-stair storage cupboard located in this room.

From the first floor landing, there are doors leading to all three bedrooms, and the family bathroom. Bedroom one features an en-suite shower room, with walk-in shower, low lying toilet and pedestal sink, in-built sliding door wardrobes, and a handy storage cupboard occupying the space above the staircase.

Bedroom's two and three are both doubles, and grant a good amount of space for visiting guests or younger family members. Finishing off the first floor is the family bathroom, located between bedroom's one and three, this room comes fitted with bath, toilet and sink.

Externally, the property benefits from a double drive to the front, and a landscaped garden to the rear, which is mostly laid to lawn.



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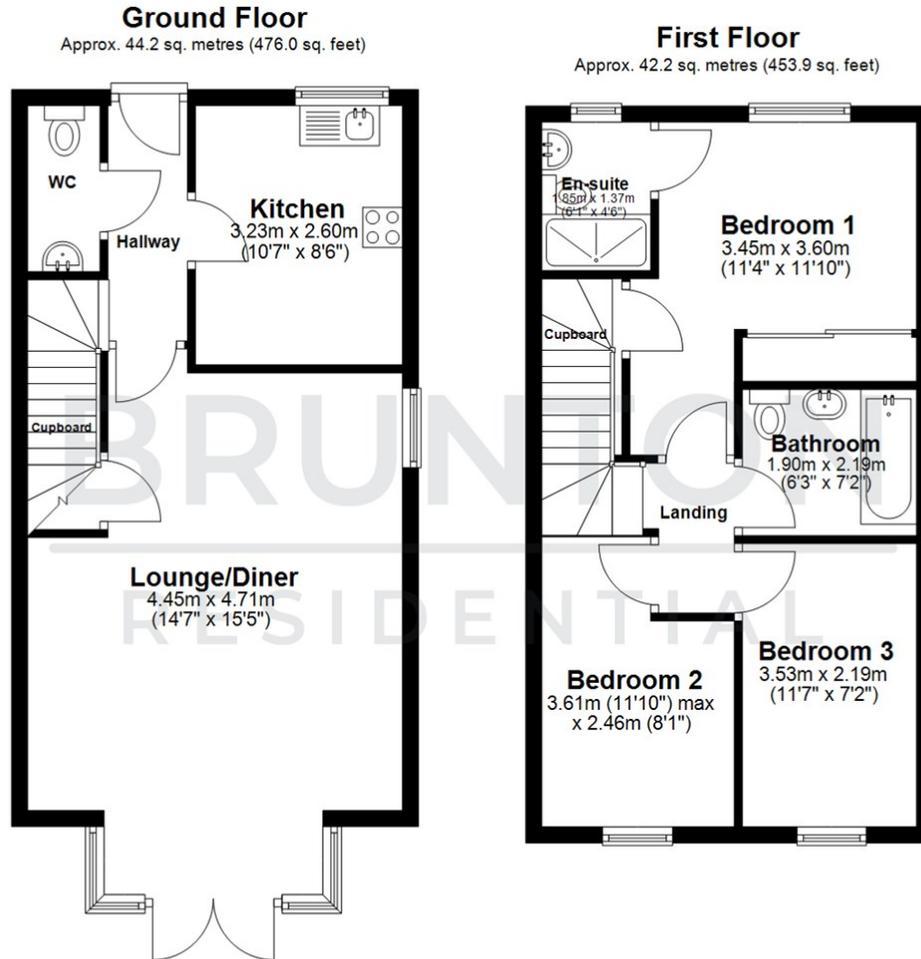
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

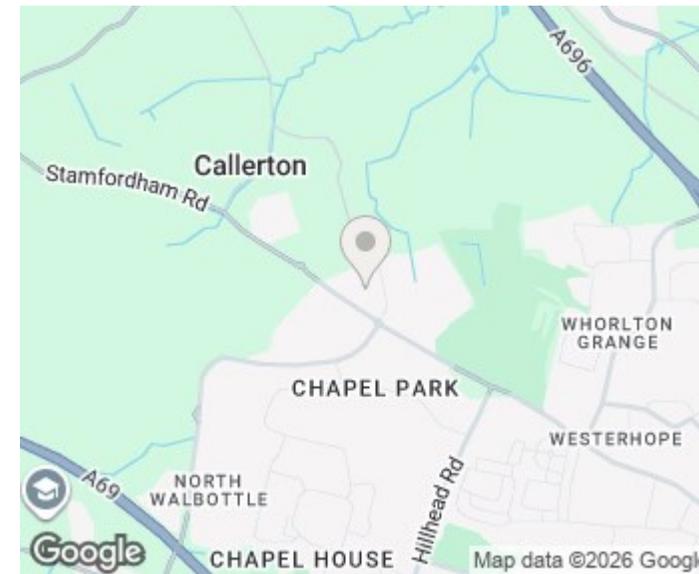
COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 86.4 sq. metres (929.9 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(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	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
EU Directive 2002/91/EC	