

BRUNTON

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WATSON ROAD, CALLERTON, NE5

£300,000

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Attractive four-bedroom home offering spacious and versatile family accommodation arranged over three floors.

The property enjoys a generous reception space, a well-equipped kitchen/diner and a principal bedroom with its own en-suite shower room. The bi-fold doors, Velux windows and bay window help create a bright and welcoming feel throughout. Externally, the property benefits from a double driveway and an enclosed rear garden with lawn and paved patio areas, providing a practical and enjoyable outdoor space for family life and entertaining.

Watson Road is situated within the popular residential area of Callerton, offering convenient access to local amenities, schools and leisure facilities. The area is well positioned for access to Newcastle and surrounding areas, with good transport links supporting commuting, while the surrounding countryside provides opportunities for outdoor recreation.



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The internal accommodation comprises: a welcoming entrance hall with a convenient ground-floor WC, useful storage and stairs to the first floor. To the right is a well-equipped kitchen/diner with a bay window to the front, while to the rear is a generous living room spanning the width of the property, benefiting from Velux windows and bi-fold doors opening onto the garden.

The first floor provides three well-proportioned bedrooms, one with built-in storage, together with a well-appointed family bathroom. Further stairs lead to the second floor, where the generous principal bedroom enjoys a front aspect, a Velux window and an en-suite shower room, which also benefits from a Velux window and useful storage.

Externally, the property benefits from a double driveway providing off-street parking to the front, while the enclosed rear garden is laid mainly to lawn with paved patio areas, creating an ideal space for everyday family life and entertaining.



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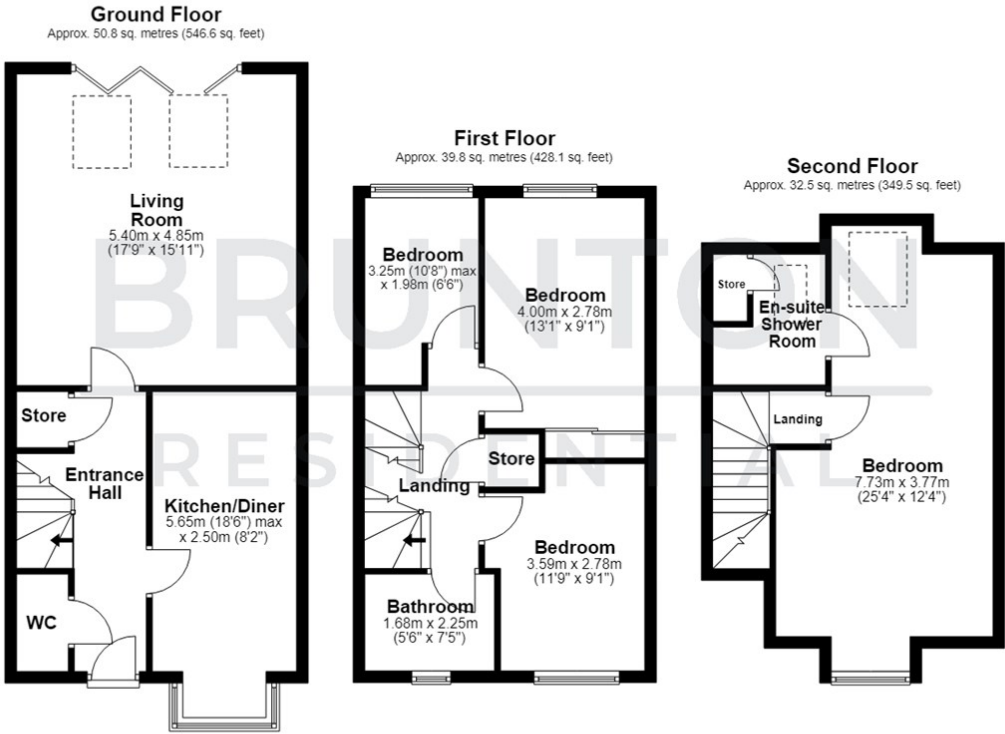
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 123.0 sq. metres (1324.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	