



Broadfield Meadows, Callerton

- Semi detached house
- Three bedrooms
- Modern kitchen/diner
- Ensuite facilities
- Cloakroom/w.c
- Front and rear gardens, single garage

£255,000



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Broadfield Meadows, Callerton, NE5 1PE

This modern semi detached family home offers modern accommodation throughout.

Internally the property accommodation comprises entrance lobby, cloakroom/w.c, lounge and fitted kitchen with centre island and dining area.

To the first floor there are three bedrooms, two of which that are double bedrooms, ensuite facilities to the main bedroom and the stunning three piece bathroom suite.

Externally there is front and rear gardens, the front is lawned with paved path drive to entrance. Enclosed garden with paved seating area, lawn and gate leading to the single garage.

Callerton Rise is a very much sought after new estate to the west of Newcastle. It is a very well laid out development of houses with good size plots. It also provides easy access to the A69 and A1 Trunk roads with links to the central motorway network. Newcastle International Airport is three miles north and provides a range of national and international flights. Newcastle city provides a vast array of schooling, shopping and recreational facilities including the Metro Centre, Sage and Quayside area.

Entrance Lobby

Laminate flooring and a central heating radiator.

Cloakroom/w.c

Fitted with a low level w. with concealed cistern, pedestal wash hand basin and a central heating radiator.

Lounge 13' 6" Plus recess x 11' 1" Plus recess and stairs (4.11m x 3.38m)

Double glazed window to the front, central heating radiator, television point and stairs up to the first floor.

Kitchen/diner 15' 6" Max x 11' 2" Max (4.72m x 3.40m)

Fitted with a range of wall and base units with work surfaces over and upstands, stainless steel sink with mixer tap and drainer, integrated appliances including fridge/freezer, hob with oven below and extractor hood over, washing machine and dishwasher, central heating radiator, centre island, double glazed window and French doors leading to the rear garden.

Landing

Loft access.

Bedroom One 11' 5" Including wardrobes x 8' 2" Plus recess (3.48m x 2.49m)

Double glazed window to the rear, central heating radiator and two storage cupboards.

Ensuite

Fitted with a three piece suite comprising low level w.c with concealed cistern, wall mounted wash hand basin, double shower cubicle, extractor fan, laminate flooring, and heated towel rail.

Bedroom Two 10' 0" x 8' 7" (3.05m x 2.61m)

Double glazed window to the front and a central heating radiator.

Bedroom Three 6' 8" x 6' 8" (2.03m x 2.03m)

Double glazed window to the front and a central heating radiator.

Bathroom/w.c

Fitted with a three piece white coloured bathroom suite comprising low level w.c with concealed cistern, wall mounted wash hand basin, panel bath with shower over, part tiled walls, recessed spot lights and heated towel rail.

Externally

Front Garden

Lawn garden with paved path to entrance.

Rear Garden

Enclosed rear garden with paved seating area, steps up to the lawn area and gate leading to:

Garage 20' 4" x 10' 7" (6.19m x 3.22m)

Door width 8' 1" (2.46m)

3 pin electric car charger, power, lighting, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre (Premises)

Mobile Signal Coverage Blackspot: No

Parking: Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

There is a Yearly Site Management Fee of approx. £150.00

Council Tax Band: C

EPC Rating: B

WD7798/BW/EM/12.04.2024/V.1



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