



Alpine Place | Callerton | NE5 1EY

£229,995

We just love this beautiful, modern family semidetached home, showcasing a fabulous location on the highly sought after Callerton development. Built by Bellway and boasting ample natural light and elegant design throughout. Callerton is close to popular local schools, amenities and with excellent transport links, including to the A1 and A69. You are welcomed into the hallway, gorgeous rear facing lounge with French doors to garden. Stylish and contemporary kitchen with integrated appliances. Spacious landing, three bedrooms, the principal with wonderful en-suite shower room, splendid family bathroom. Private and enclosed rear garden. Access out to the large front driveway.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

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Stunning, Modern Family Semi detached house

Three bedrooms to the First Floor

Stylish Ensuite to Main Bedroom

Elegant Lounge with access to rear garden

Modern Kitchen with Integrated appliances

Large Drive and EV Charging Point

Highly Sought After Location

NHBC Warranty

Entrance Hallway

Stairs to first floor landing, central heating radiator, laminate flooring and under stairs storage.

Fitted Kitchen 10' 3" Max x 12' 11" Max plus recess (3.12m x 3.93m)

Fitted with a range of wall and base units with work surfaces over and upstand, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with stainless steel splash back and extractor hood over, eye level oven, dishwasher, fridge/freezer, plumbing for an automatic washing machine, recessed downlights, central heating radiator, cupboard housing central heating boiler, laminate flooring and a double glazed window to the front.

Lounge 10' 10" plus recess x 15' 10" (3.30m x 4.82m)

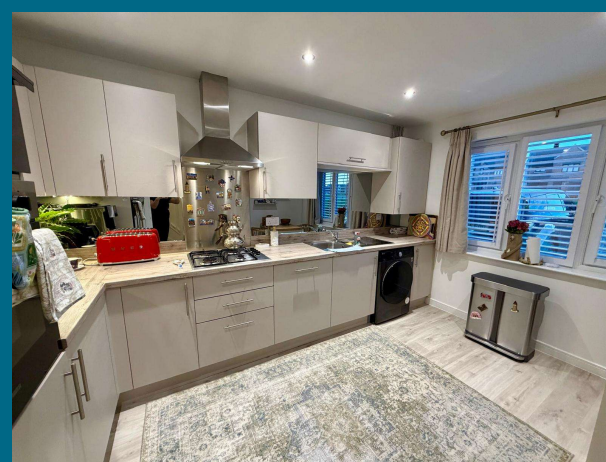
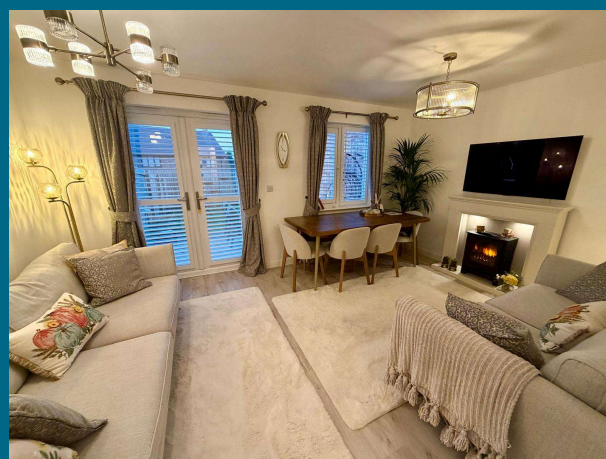
Double glazed window to the rear and French doors to the rear, electric feature fire with surround and laminate flooring.

First Floor Landing

Loft access.

Bedroom One 13' 6" Max plus recess x 11' 6" (4.11m x 3.50m)

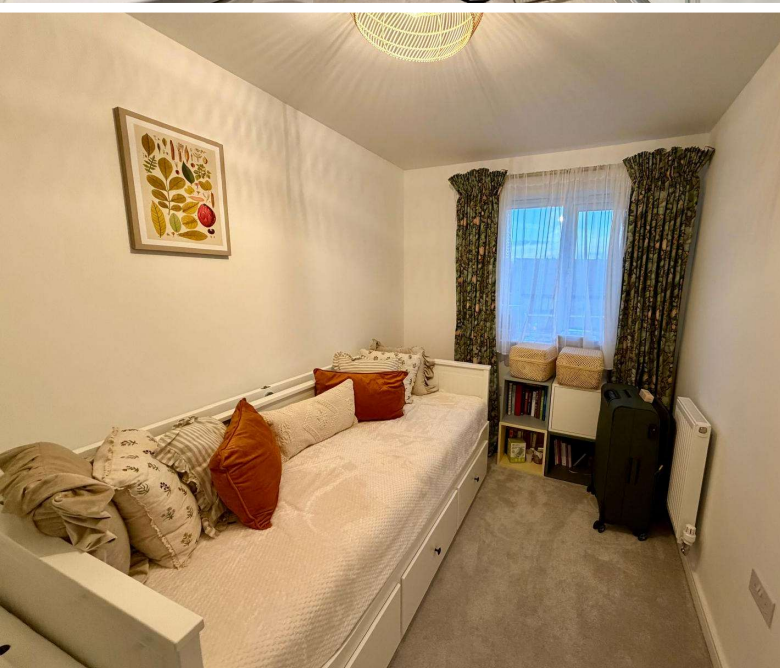
Storage cupboard, double glazed window to the front and a central heating radiator.



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Ensuite

Fitted with a double shower cubicle, low level W.C with concealed cistern, wall mounted hand wash basin, central heating radiator, part tiled walls and a double glazed window to the front.

Bedroom Two 11' 10" plus recess x 8' 4"
(3.60m x 2.54m)

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

Bedroom Three 7' 1" x 12' 2" Max
(2.16m x 3.71m)

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

Bathroom/W.C

Fitted with a three-piece bathroom suite comprising low level W.C with concealed cistern, pedestal wash hand basin, panel bath with shower mixer tap and screen, part tiled walls, recessed downlights and central heating radiator.

Externally

Front Garden

Double tarmac drive with lawn area and side access gate to the rear.

Rear Garden

Enclosed lawn garden with paved seating area and garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Managed 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 an annual management charge of £115 per annum (approx.).

The property is also subject to NHBC Warranty (National House Building) which has 8 years remaining from 2025.

COUNCIL TAX BAND: C

EPC RATING: B

WD8457. BW, AF. 24/11/2025 V.1.



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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.