



Marigold Way | Callerton | NE5 1DL

**£310,000**



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**Fabulous Detached Family**

**Natural light throughout**

**Three Bedrooms**

**Cosy Lounge**

**Immaculate Kitchen/Dining area**

**Off-street parking**

**Ensuite From Main Bedroom**

**Detached Garage**

**RMS** | Rook  
Matthews  
Sayer

This immaculate three-bedroom detached house is offered for sale in a popular residential area, well placed for public transport, schools and everyday amenities.

The ground floor offers an entrance hall leading to lounge, cloakroom/W.C, modern fitted kitchen/diner with access to the rear garden. The first floor offers three bedrooms with ensuite facilities to the main bedroom. There is also a family bathroom/W.C.

Externally there are front and rear gardens, the front is mainly laid to lawn with paved path to entrance. To the rear there is a spacious enclosed garden which is mainly laid to lawn with paved patio area and bar.

The location offers good access to local shops, and services, with further choice available in nearby areas such as Kingston Park and Newcastle city centre. Families and first-time buyers are well served by nearby schools at primary and secondary level.

Public transport links are a key benefit of this address. Local bus services provide regular routes into Newcastle city centre, typically taking around 20-25 minutes depending on traffic. The nearest Metro stations, including Kingston Park and Fawdon, offer onward connections across Tyneside and to Newcastle International Airport, with journey times to the city centre in approximately 15-20 minutes. Road links via the A1 Western Bypass give straightforward access to wider regional destinations, retail parks and employment hubs.

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

#### Hall

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

Lounge 15' 10" Max x 9' 5" plus bay window (4.82m x 2.87m)  
Double glazed bay window, double glazed window to the front and side, central heating radiator, and a television point.

Kitchen/Diner 15' 10" x 10' 1" (4.82m x 3.07m)  
Fitted with a range of wall and base units with work surfaces over and upstand, sink with mixer tap and drainer, integrated appliances including gas hob with extractor hood over, eye level oven, fridge/freezer, plumbing for an automatic dishwasher, cupboard housing central heating boiler, recessed spotlights, two double glazed windows and double glazed patio doors leading to the rear garden.

Cloakroom 6' 1" x 3' 1" (1.85m x 0.94m)  
Fitted with a low-level W.C with concealed cistern, pedestal wash hand basin with tiled splash back, part tiled walls and a central heating radiator.

#### Landing

Loft access, storage cupboard, and central heating radiator.

Bedroom One 10' 11" including wardrobes x 9' 8" (3.32m x 2.94m)  
Double glazed window to the side, central heating radiator and fitted wardrobes.

Ensuite 9' 8" Max x 4' 7" Max (2.94m x 1.40m)  
Fitted with a low level W.C with concealed cistern, pedestal wash hand basin, shower cubicle, chrome heated towel rail, recessed spotlights and a double glazed window.

Bedroom Two 10' 6" x 7' 9" (3.20m x 2.36m)  
Double glazed window and a central heating radiator.

Bedroom Three 10' 6" x 7' 9" (3.20m x 2.36m)  
Double glazed window and a central heating radiator.

Bathroom 6' 2" x 5' 7" (1.88m x 1.70m)  
Fitted with a three-piece bathroom suite comprising low level W.C with concealed cistern, panel bath with shower over and screen, pedestal wash hand basin, part tiled walls, chrome heated towel rail, extractor fan, recess spot lighting and a double glazed window.

#### External-

##### Front Garden

Lawn garden with gravel and planted borders and paved path to entrance.

##### Rear Garden

Enclosed garden which is mainly laid to lawn with paved area and bar.

##### Detached garage

20' 1" x 10' 6" (6.12m x 3.20m)

Door width 7'8

Up and over door, power, and lighting.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

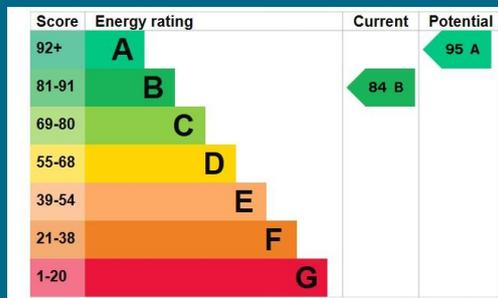
#### TENURE

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 Advise,

EPC- B

COUNCIL TAX- C

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