



Thistle Way | Callerton | NE5 1FA

**£365,000**



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**Detached Family Home**

**Four Bedrooms**

**Ensuite to Main Bedroom**

**Cloakroom/W.C**

**Kitchen/Diner**

**Utility Room & Cloakroom/W.C**

**Front and Rear Gardens**

**Integrated Garage**

ROOK  
MATTHEWS  
SAYER

Located on Thistle Way in Callerton, this attractive detached family home offers well-presented and spacious accommodation throughout. The property briefly comprises an entrance hall, a comfortable lounge, a modern fitted kitchen/dining room, a utility room, and a ground floor cloakroom/WC.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary family bathroom/WC.

Externally, the property benefits from front and rear gardens. To the front, there is a double driveway providing off-street parking, alongside a lawned garden. The enclosed rear garden offers an excellent outdoor space for families and entertaining.

#### Entrance Hall

Central heating radiator and stairs up to the first floor.

Lounge 14' 10" Max x 10' 9" Plus storage cupboard (4.52m x 3.27m)  
Double glazed window to the front, central heating radiator, storage cupboard, television point and laminate flooring.

Kitchen/Diner 17' 4" Max x 10' 9" Max (5.28m x 3.27m)  
Fitted with a comprehensive range of modern wall and base units complemented by granite work surfaces and matching upstands. Features include a one-and-a-half bowl stainless steel sink with mixer tap and drainer, integrated appliances comprising a gas hob with extractor hood above, eye-level oven and grill, fridge/freezer, and dishwasher. The room is further enhanced by recessed downlighting, laminate flooring, a vertical central heating radiator, a double glazed window overlooking the rear garden, and double glazed French doors providing direct access to the rear garden.

Utility Room 6' 9" x 5' 9" (2.06m x 1.75m)  
Fitted with a range of base units complemented by work surfaces and matching upstands. Features include a stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, and a wall-mounted central heating boiler. Door leading to:

#### Cloakroom/W.C

Fitted with a low-level WC with concealed cistern and a pedestal wash hand basin. The room benefits from part-tiled walls and a central heating radiator.

Bedroom One 14' 5" Max x 10' 0" (4.39m x 3.05m)  
Double glazed window to the front and a central heating radiator.

Ensuite  
Fitted with a low-level WC with concealed cistern, wall-mounted wash hand basin, and a double shower cubicle. The room also benefits from a central heating radiator, part-tiled walls and tiled flooring, together with a double glazed window providing natural light.

Bedroom Two 13' 11" Max x 10' 9" Plus storage cupboard (4.24m x 3.27m)  
Double glazed window to the front elevation, central heating radiator, and a useful storage cupboard.

Bedroom Three 11' 9" x 7' 2" (3.58m x 2.18m)  
Double glazed window and a central heating radiator.

Bedroom Four 9' 11" Max x 8' 2" Plus recess (3.02m x 2.49m)  
Double glazed window to the rear and a central heating radiator.

#### Bathroom/W.C

Fitted with a low-level WC with concealed cistern, pedestal wash hand basin, and panelled bath. The room also benefits from a chrome heated towel rail, recessed downlighting, extractor fan, and a double glazed window providing natural light.

#### Externally

##### Front Garden

Lawned front garden with a double driveway providing off-street parking and access to the garage, together with a side gate leading to the rear garden.

##### Rear Garden

Enclosed rear garden featuring paved seating areas, a lawn, and planted borders.

Garage 18' 11" Max x 9' 8" Max (5.76m x 2.94m)  
Up and over door, power and lighting, and electric charging point.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

Solar panels - owned outright

#### 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.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Level access

#### 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 £130.00 per annum (approx.).

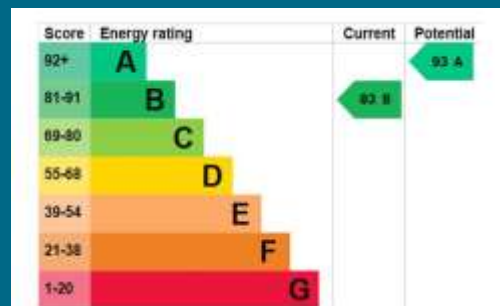
The property is also subject to NHBC Warranty (National House Building) which has 8 years remaining from 2026.

**Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.**

**COUNCIL TAX BAND: B**

**EPC RATING: E**

WD8704/02.07.2026/BW/EM/V.1





**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 relation to this property.

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**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.



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