



Watson Road | Callerton | NE5 1BU

£315,000



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x

Detached family home

Dressing Area and Ensuite

Three bedrooms

Cloakroom/W.C

Kitchen/Diner

Front and rear gardens

Utility Room

Single garage

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This well-presented three bedroom detached family home offers spacious and versatile accommodation throughout. Internally, the property comprises an inviting entrance hall leading to a comfortable lounge, a modern kitchen/diner ideal for family living and entertaining, a useful utility room, and a ground floor cloakroom/WC. To the first floor, there are three well-proportioned bedrooms, with the main bedroom benefiting from a dressing area and en-suite facilities, alongside a family bathroom/WC. Externally, the property enjoys both front and rear gardens. To the front, a block paved driveway provides off-road parking and leads to the integrated garage, with a lawned area to the side and a gated access leading through to the rear. The rear garden is of a generous size, predominantly laid to lawn, and features a paved seating area—perfect for outdoor dining and relaxation.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

Hall
Stairs up to the first floor.

Lounge 17' 2" Max x 10' 3" Max (5.23m x 3.12m)
Double glazed window to the front, central heating radiator and television point.

Kitchen/Diner 17' 0" Max x 10' 10" (5.18m x 3.30m)
Narrowing 6' 1" x 4' 7" (1.85m x 1.40m)
Fitted with a range of modern wall and base units with granite work surfaces and matching upstands, incorporating a stainless steel sink with mixer tap and drainer. Integrated appliances include a gas hob with stainless steel splash back and extractor hood over, fridge, freezer, eye-level oven, and dishwasher. Additional features include a central heating radiator, under-stairs storage cupboard, double-glazed window, and French doors leading to the rear garden.

Utility Room 6' 5" x 5' 9" (1.95m x 1.75m)
Fitted with base units complemented by granite work surfaces and matching upstands, incorporating a circular stainless steel sink with mixer tap. There is a cupboard housing the central heating boiler, plumbing for an automatic washing machine, and doors providing access to the garden and cloakroom/w.c.

Cloakroom/W.C
Fitted with a low-level WC and a pedestal wash hand basin with tiled splash back.

Landing
Central heating radiator and loft access.

Bedroom One 11' 1" Plus recess x 10' 0" Plus recess and wardrobes (3.38m x 3.05m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Dressing Area 4' 7" Plus recess x 4' 1" (1.40m x 1.24m)
Fitted wardrobes.

Ensuite 6' 7" x 6' 11" (2.01m x 2.11m)
Fitted with a three-piece bathroom suite comprising a low-level WC, wall-mounted wash hand basin with tiled splashback, and a walk-in shower cubicle. Additional features include a central heating radiator and a double-glazed window.

Bedroom Two 11' 4" Including wardrobes x 10' 4" Plus storage cupboard (3.45m x 3.15m)
Double glazed window to the front, central heating radiator and large storage cupboard.

Bedroom Three 11' 1" Max x 7' 4" Max (3.38m x 2.23m)
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C
Fitted with a four-piece bathroom suite comprising a low-level WC, wall-mounted wash hand basin with tiled splashback, panelled bath, and a walk-in shower cubicle. Additional features include a central heating radiator and two double-glazed windows.

Externally

Front Garden
Lawn area to side with block paved driveway leading to the integrated garage and side access gate.

Rear Garden
Spacious enclosed rear garden which is mainly laid to lawn with paved seating area.

Garage 19' 0" Max x 9' 1" Max (5.79m x 2.77m)
Door width 6' 10" Approx. (2.08m)

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. -

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchairs users

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 currently no service charge been provided.

The property is also subject to NHBC Warranty (National House Building) which has 3 years remaining from 2026.

COUNCIL TAX BAND: D
EPC RATING: B

WD8673/07.05.2026/EM/BW/V.2

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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