



Carnation Way | Callerton | NE5 1DH

£240,000



3



1



2

Three-bedroom semi-detached home

Ensuite facilities

Spacious lounge with garden access

Driveway for two cars

Modern fitted kitchen

Enclosed rear garden

Ground floor W.C.

Ideal first-time buy

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Situated on the sought-after new development in Callerton, this beautifully presented three-bedroom semi-detached home offers stylish and modern accommodation ideally suited to first-time buyers, growing families, and professionals alike.

The property is accessed via a welcoming entrance hall with cloakroom/W.C. and leads through to a spacious lounge featuring French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances and ample storage.

To the first floor, the landing provides access to three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A modern family bathroom completes the accommodation.

Externally, the property benefits from a driveway providing off-street parking for two vehicles, landscaped front gardens, and a well-maintained rear garden with paved seating area, lawn, and planted borders.

Offering modern living in a popular residential location with excellent transport links and local amenities nearby, early viewing is highly recommended.

Hall

Central heating radiator, laminate flooring, and staircase leading to the first floor.

Cloakroom/W.C

Appointed with a low level W.C. with concealed cistern, pedestal wash hand basin, central heating radiator, part tiled walls, and a double glazed window to the front elevation.

Lounge 17' 0" Plus bay x 15' 3" Max including storage cupboard (5.18m x 4.64m)

Spacious reception room featuring a central heating radiator, useful storage cupboard, laminate flooring, and double glazed windows together with French doors opening onto the rear garden.

Kitchen 10' 4" Max x 8' 2" Max (3.15m x 2.49m)

Fitted with a range of wall and base units complemented by work surfaces and upstands, incorporating a 1½ bowl sink unit with mixer tap and drainer. Integrated appliances include a hob with extractor hood above, eye level oven, and fridge/freezer. Additional features include tiled flooring, central heating radiator, recessed downlighting, and plumbing for an automatic washing machine.

Landing

Bedroom One 11' 2" Plus storage cupboard x 10' 5" (3.40m x 3.17m)

Double glazed window to the front elevation, central heating radiator, and built-in storage cupboard.

En Suite

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

Bedroom Two 11' 5" x 7' 0" (3.48m x 2.13m)

Double glazed window overlooking the rear garden and a central heating radiator.

Bedroom Three 8' 1" Plus recess x 8' 0" Max (2.46m x 2.44m)

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

Bathroom/W.C

Comprising a low level W.C. with concealed cistern, pedestal wash hand basin, panelled bath with shower and screen above, tiled walls, central heating radiator, and recessed downlighting.

Externally

Front Garden

Driveway providing off-street parking for two vehicles, with planted borders and gated side access leading to the rear garden.

Rear Garden

Attractive enclosed garden featuring a paved seating area, gravelled sections, and stepping stones leading to a lawn with well-stocked planted borders.

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.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Level access
- Wide doorways

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

COUNCIL TAX BAND: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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