



- 3 Bed Semi Detached House
- 20' Breakfasting Kitchen with Bi-Fold Doors
- Refurbished Bathroom and Shower Room
- Desirable Village Location

- Superbly Appointed & Presented
- Orangery with Bi-Fold Doors
- Generous Family Gardens

- Lounge with Multi-fuel Stove
- Separate Utility Room
- Overlooking Green

A superbly presented and appointed 3 bedroomed semi detached house, extended to provide fabulous accommodation, overlooking a green within this desirable village location. The Reception Hall leads to the Lounge, with bay window and multi fuel stove set within a recessed fireplace, with rustic wood mantle piece and fitted book/display shelving to the recesses and storage cabinets under. The 20' Breakfasting Kitchen has been refitted with a range of wall and base units, central island incorporating a breakfast table and split level double oven, microwave, 4 ring ceramic hob with extractor over, integral dishwasher with matching door and bi-fold doors to the rear garden. The kitchen is open to the Orangery, with lantern roof, overlooking and with bi-fold doors opening to the garden. The Utility Room is fitted with high gloss units with sink unit, integral larder fridge and freezers and plumbing for a washer. The Shower/WC has a wc with concealed cistern, wash basin with storage under and shower cubicle with rainhead and hand held showers. Stairs lead from the hall to the First Floor Landing, with access to the loft via a retractable ladder. Bedroom 1 has his and hers built in double wardrobes with integral drawers and a bay to the front. Bedroom 2 has fitted wardrobes with mirror fronted doors and is to the rear. Bedroom 3 is to the front. The Bathroom/WC has been refurbished with a low level wc, wall mounted wash basin with storage under, double ended bath with central mixer tap, oversized shower quadrant with rainhead and hand held showers, chrome towel warmer and Moroccan tiled floor. There is Garage Space to the front, for storage.

Externally, the Front Garden is lawned with a collection of plants and shrubs to the borders and a gravelled driveway to the garage. The larger West facing Rear Garden has a patio on 2 levels, lawn, bark play area, decking and shed.

Reception Hall 12'2 x 7'2 (3.71m x 2.18m)

Lounge 12'11 x 15'0 (into bay) (3.94m x 4.57m (into bay))

Breakfasting Kitchen 20'8 x 11'8 (6.30m x 3.56m)

Orangery 12'8 x 11'9 (3.86m x 3.58m)

Utility Room 10'0 x 8'2 (3.05m x 2.49m)

Shower/WC 7'8 x 4'10 (2.34m x 1.47m)

First Floor Landing

Bedroom 1 10'0 x 15'6 (into bay) (3.05m x 4.72m (into bay))

Bedroom 2 12'3 x 11'2 (3.73m x 3.40m)

Bedroom 3 9'7 x 7'4 (2.92m x 2.24m)

Bathroom/WC 9'2 x 9'0 (2.79m x 2.74m)

Garage Space 8'10 x 6'10 (2.69m x 2.08m)





Energy Performance: Current C Potential B
 Council Tax Band: D
 Newcastle City Council: 0191 278 7878
 Callerton Metro Station: 0.7 Miles
 Newcastle International Airport: 1.2 Miles
 Newcastle Central Railway Station: 6.7 Miles



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