

BRUNTON
RESIDENTIAL

CALLERTON COURT, PONTELAND, NE20

£600,000

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DETACHED HOME - LARGE PLOT - END OF CUL DE SAC

Brunton Residential are delighted to offer to the market this detached home located on Callerton Court within the popular Darras Hall estate. The property is situated on a substantial plot with a large garden to the rear and a huge amount of space to the front.

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Accommodation briefly comprises; entrance hallway with storage cupboard and staircase to first floor, a ground floor shower is positioned to the side. front the hallway, a full depth lounge has a window to the front and a sliding patio door to the rear. The lounge offers plenty of space for relaxing and formal dining. The kitchen is positioned to the rear of the property, it has French door access to the rear gardens and a utility room accessed to the side. The kitchen offers a range of wall and floor units with coordinated work surfaces and fitted alliances, there is also space for dining and a small space for relaxing. The utility room also has door access to the rear gardens and a door leading to the integral double garage.

The first floor provides four large bedrooms, the master room offers windows to the front and is easy big enough for a super king bed with accompanying furniture. Bedrooms two, three and four are actually of similar size, each one large enough to house a full master suite. The bathroom has been recently fitted with a modern four piece suite which includes a walk in shower and feature bath tub.

Externally there is a fantastic garden to the rear, it is laid mainly to lawn and has a paved terrace and recently built decked area.

The front garen is very large, a driveway provides access to the garage and parking for multiple cars, the gardens are lawned with hedged boundaries.



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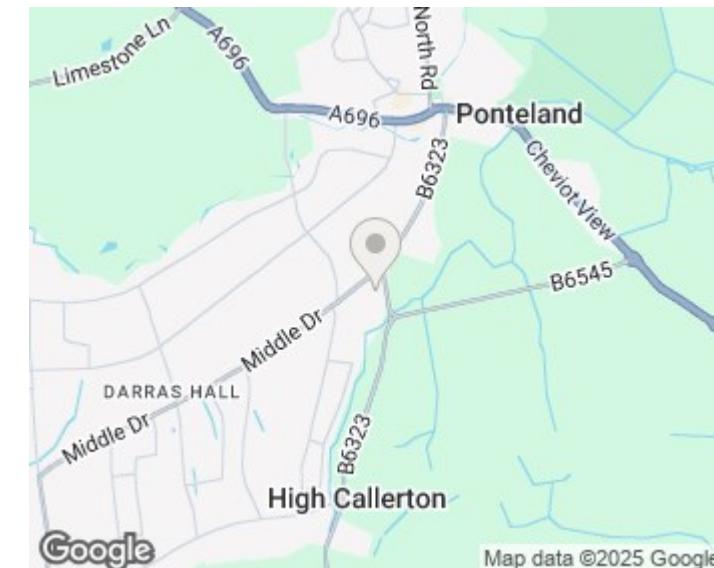
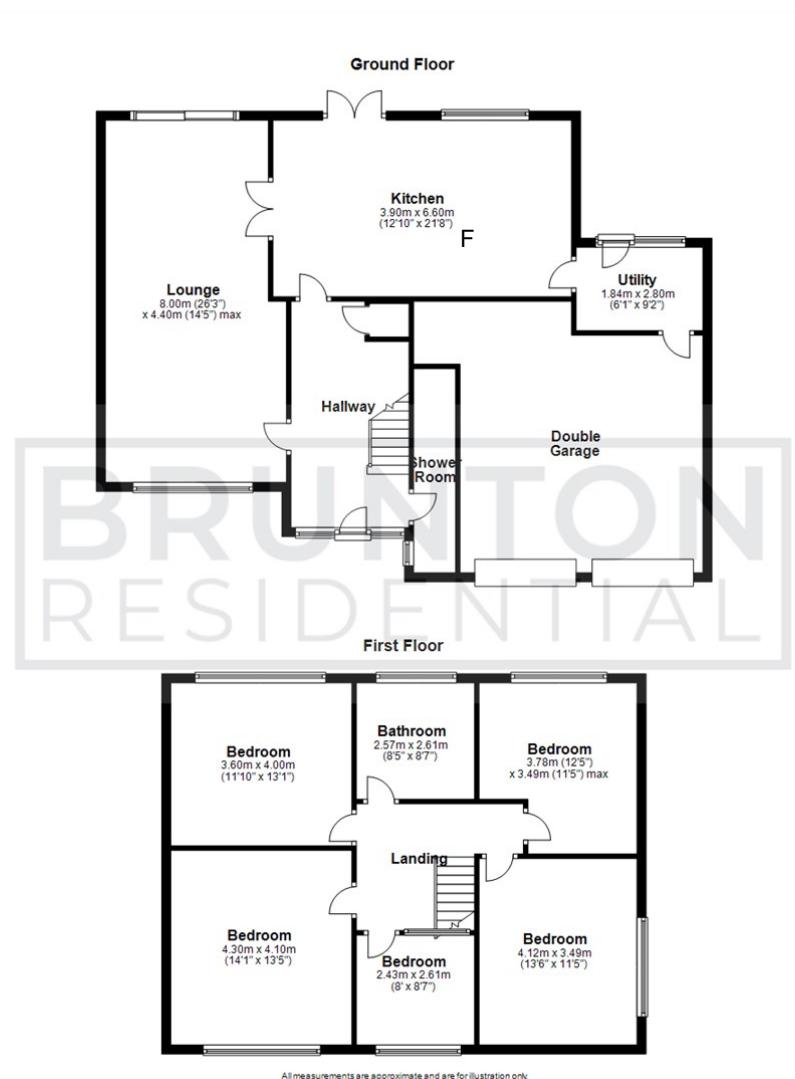
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : D

SERVICES :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		