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WATSON ROAD, CALLERTON, NE5
Offers Over £300,000

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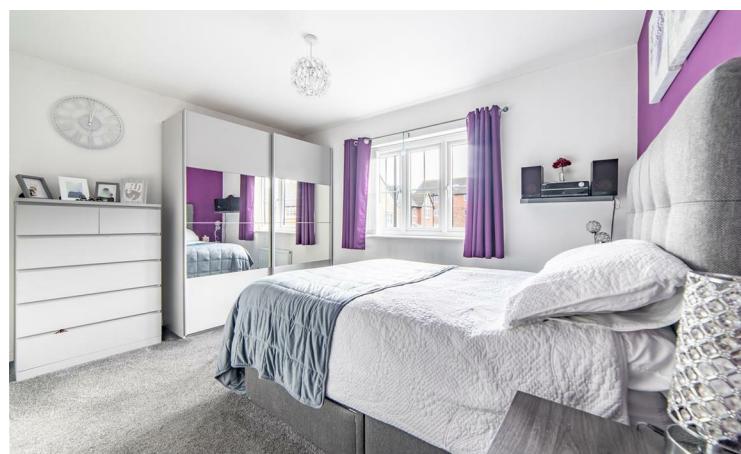
Modern three-bedroom detached home situated on Watson Road, Callerton, Newcastle upon Tyne. Positioned within a popular residential development, the property offers well-balanced and contemporary accommodation ideally suited to family living.

The ground floor provides a welcoming entrance hall, a bright bay-fronted lounge, and a generous kitchen/dining room with French doors opening onto the rear garden, creating an ideal space for entertaining. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom. The property further benefits from a garage, off-street parking and a large enclosed rear garden.

Conveniently located within easy reach of local amenities, reputable schools and transport links into Newcastle city centre, this home presents an excellent opportunity for a range of buyers seeking modern living in Callerton.

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The internal accommodation comprises: an entrance hall with stairs leading to the first-floor landing, providing access to all the main areas of the home. Straight ahead is a spacious front-aspect lounge featuring a walk-in bay window and an under-stairs storage cupboard. Further along the hallway to the right is a convenient ground-floor WC, while at the end of the hallway is a large kitchen/dining room with French doors opening out to the rear garden.

The kitchen is modern and well equipped with integrated appliances including an oven, hob and extractor fan, along with ample sleek cabinetry providing excellent storage and work surface space.

The first-floor landing gives access to three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A well-appointed family bathroom serves the remaining rooms and comprises tiled flooring, partially tiled walls, a WC, washbasin, bath and separate shower cubicle. A storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front is a driveway providing off-street parking for multiple vehicles adjacent to a lawned area with shrubs. To the rear is a lovely enclosed garden with timber fencing, divided into two sections with a block-paved seating area and a good-sized lawned area.



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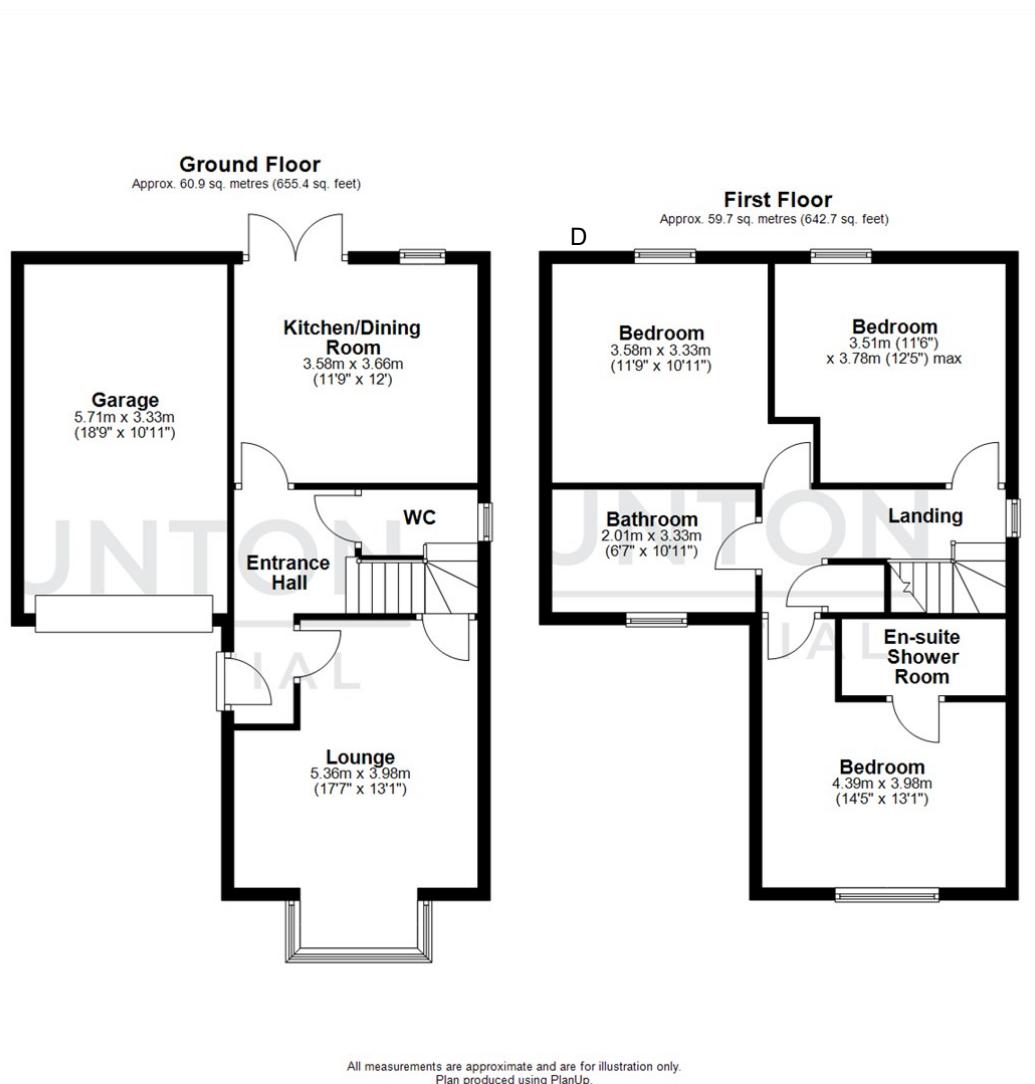
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	94	
(81-91) B	83	
(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	