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BRIGHT GARDENS, CALLERTON, NEWCASTLE UPON TYNE, NE5

£299,950

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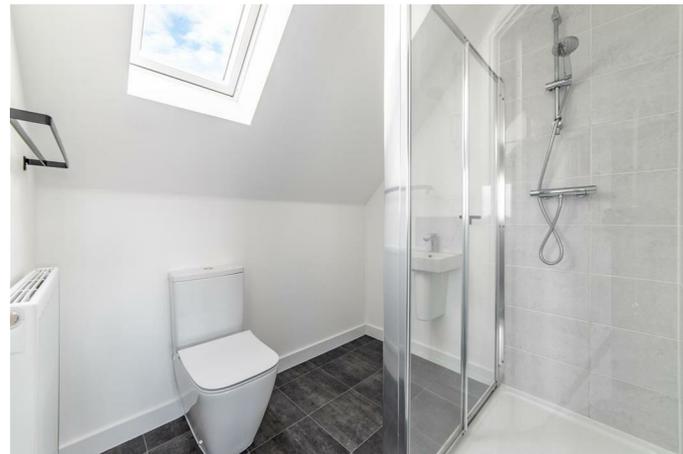
Well-presented three-bedroom home arranged over three floors, offering well-balanced and versatile accommodation ideal for modern family living. The property benefits from bright living spaces, a contemporary kitchen-diner and an enclosed rear garden.

The ground floor comprises an entrance hall leading to a comfortable lounge and a spacious kitchen-diner spanning the width of the property, complete with fitted units, integrated appliances and French doors opening onto the rear garden. The first floor provides two good-sized bedrooms and a family bathroom, while the second floor hosts a generous principal bedroom with built-in storage and an en-suite bathroom with Velux window. Externally, the property enjoys a driveway and lawned area to the front, with an enclosed rear garden laid mainly to lawn and featuring patio seating areas, ideal for everyday living and entertaining.

Bright Gardens is situated within the popular residential area of Callerton, offering convenient access to local amenities, schools and transport links. The location provides easy access to Newcastle city centre, major road networks and Newcastle International Airport, making it well suited to families and professionals alike.

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The internal accommodation comprises: an entrance hall with stairs to the first floor. To the right, the hallway opens into a lounge, which benefits from a window overlooking the front of the property. From the lounge, a door leads to the kitchen and dining room, spanning the width of the property. This space benefits from a modern range of fitted wall and base units, along with integrated appliances. A rear-aspect window and French doors to the garden allow plenty of light to flood the space.

The first-floor landing gives access to two good-sized bedrooms and a useful storage. A well-appointed family bathroom serves the first floor and comprises a three-piece suite and part-tiled walls.

Further stairs lead to the second floor, where a generous bedroom is situated. This bedroom benefits from built-in storage and an en-suite bathroom with a Velux window, completing the internal accommodation.

Externally, the front of the property benefits from a driveway to the side and a front lawned section, while to the rear is a garden enclosed with timber fencing. The garden is laid mainly to lawn and has paved patio areas for seating, creating the ideal space for everyday family life and entertainment.



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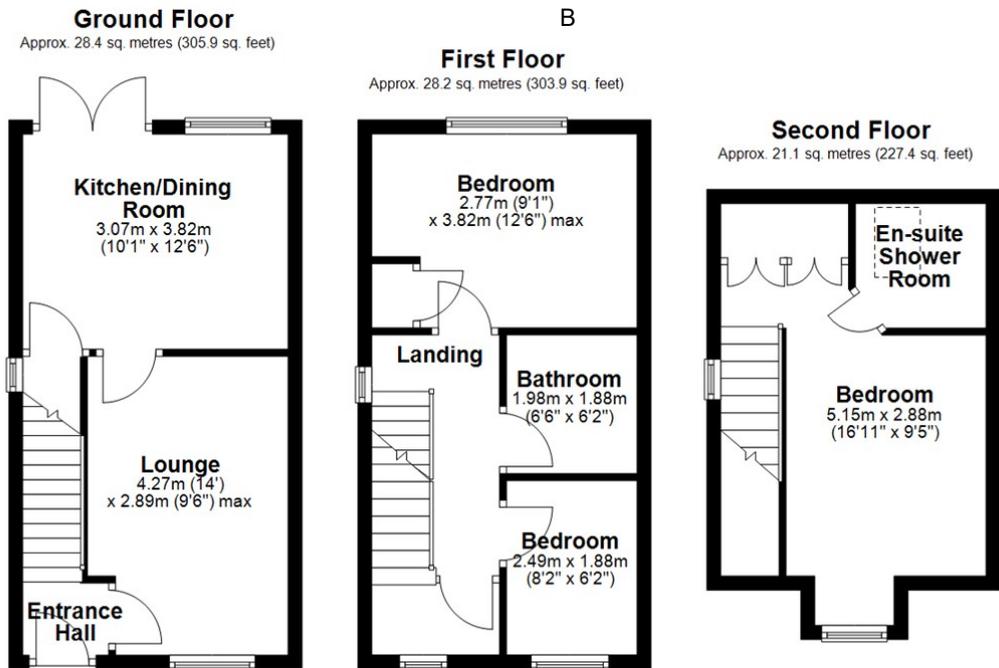
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	