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SNOWDROP DRIVE, CALLERTON, NE5

£425,000

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Immaculate four bedroom 'Lorimer' by Bellway Homes, a detached home situated on Snowdrop Drive, Callerton. 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 lounge, and a generous kitchen/dining/living room with French doors opening onto the rear garden, creating an ideal space for entertaining. To the first floor are four well proportioned bedrooms, including two 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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Upon entering the property, you are welcomed into a bright and inviting hallway, featuring under-stairs storage, to the left sits a well-proportioned front-aspect lounge, offering a comfortable and relaxing living space. Continuing along the hallway, there is a convenient ground floor WC, leading through to a spacious open-plan kitchen, dining and living area spanning the full width of the property. This versatile space is ideal for modern family living and entertaining, with French doors opening onto the rear garden.

The kitchen is well appointed with a range of floor and wall units, integrated appliances including an oven, hob and extractor fan, and a rear-facing window overlooking the garden. Adjacent to the kitchen is a useful utility room, fitted with additional storage cupboards, a sink and space for further appliances as well as side access to the garden.

To the first floor, the landing provides access to four well-proportioned bedrooms. Two of the bedrooms benefit from en-suite shower rooms, while three feature upgraded fitted wardrobes. There is also a three piece family bathroom with shower over the bath. A further storage cupboard is located on the landing, adding to the home's practical layout.

Externally, the property boasts a neatly maintained, low-maintenance front garden and a driveway providing off-street parking for two vehicles, leading to an attached garage. To the rear, the enclosed South facing garden offers a lawned area and a paved patio seating area ideal for alfresco entertaining.



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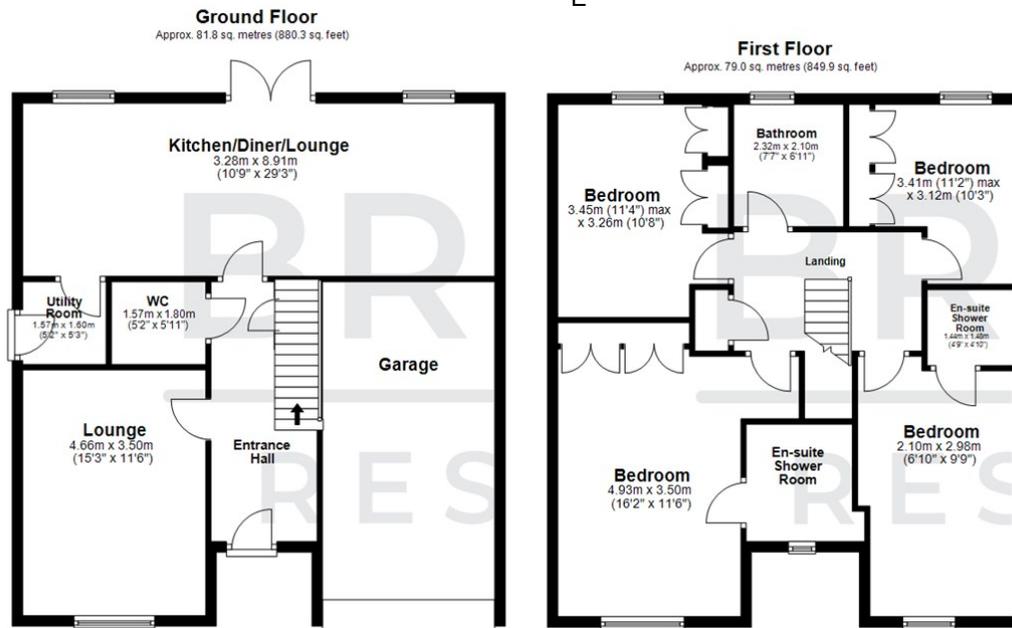
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TENURE : Freehold

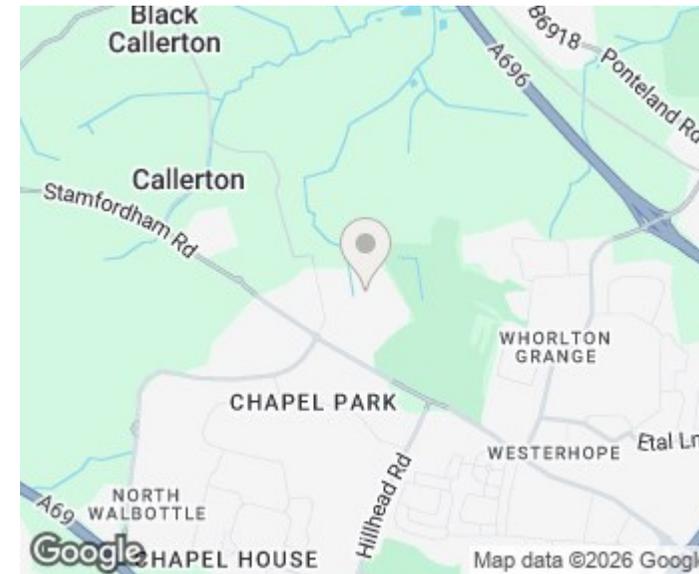
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



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



Energy Efficiency Rating	
	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	
Current: 85	Potential: 93
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
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Not environmentally friendly - higher CO ₂ emissions	
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EU Directive 2002/91/EC	