

BRUNTON

RESIDENTIAL



HODGSON CLOSE, CALLERTON, NE5
Offers Over £475,000

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL



BRUNTON

RESIDENTIAL



Well-presented Masterton by Story Homes, a five-bedroom family home offering generous and versatile accommodation arranged over two floors, perfectly suited to modern family living. The property benefits from bright living spaces, a stylish open-plan kitchen-diner and a private rear garden ideal for everyday use and entertaining.

The ground floor comprises a welcoming entrance hall with access to the integral garage, a bright living room overlooking the rear garden with a striking media wall, and a versatile reception room suitable as a study, guest bedroom or additional lounge. The contemporary kitchen-diner, complete with a central island and integrated appliances, has bi-fold doors opening directly onto the garden, with a separate utility area. Upstairs, five well-proportioned bedrooms are complemented by two en-suite shower rooms and a modern family bathroom.

Hodgson Close is located within the popular residential area of Callerton, offering a peaceful setting while remaining well connected. The area provides convenient access to local amenities, well-regarded schools and excellent transport links, including easy routes to Newcastle city centre, the A1 and Newcastle International Airport, making it ideal for families and professionals alike.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance hall with stairs to the first floor and access to the integral garage to the left. Adjacent to the garage is the living room, a bright space that enjoys aspects over the rear garden, as well as a striking media wall. To the right of the hallway, a door opens into a versatile reception room, which could be utilised as a guest bedroom, a study/office space or a further living room area. Adjacent to this is a convenient ground-floor WC and a useful storage cupboard. The hallway opens into the kitchen-diner, which benefits from a range of modern fitted wall and base units, along with a central island for added convenience. There are integrated appliances, and the room has ample space for a dining table. Plenty of natural light flows into the area due to the bi-fold doors that span the width of the room and lead out to the rear garden. A further door leads from the kitchen-diner to a useful utility area with a side access door.

The first-floor landing gives access to five well-proportioned bedrooms, four of which benefit from built-in storage. Two bedrooms enjoy en-suite shower rooms, while the remaining bedrooms are served by a family bathroom, comprising a four-piece suite. The landing also has a storage cupboard and a loft access hatch, completing the upstairs accommodation.

Externally, the property benefits from a driveway leading to the garage, offering convenient off-street parking for multiple vehicles. To the rear, the home enjoys a good-sized wrap around private garden, enclosed with timber fencing. The garden itself is laid mainly to lawn with paved patio areas for seating, creating the ideal space for everyday family living and entertainment.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating	
Current	Potential
84	96
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p>	