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DAHLIA ROAD, CALLERTON, NE5

Offers Over £425,000

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Well-proportioned four-bedroom family home offers generous and versatile accommodation, including a bright front-facing living room, a modern dual-aspect kitchen/diner with central island, useful utility area and four good-sized double bedrooms.

The property also benefits from a modernised family bathroom, ground-floor WC and a main bedroom with built-in wardrobes and en-suite facilities. Externally, there is a double driveway leading to the garage, together with a well-maintained rear garden offering paved patio seating, lawned areas and established shrubbery, the property is situated at the head of a cul-de-sac ensuring little through traffic and overlooks nearby greenery and woodland.

Dahlia Road is situated in Newcastle upon Tyne, offering convenient access to a range of local amenities and everyday facilities, with transport connections providing access into Newcastle city centre and the surrounding areas.

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The internal accommodation comprises: a welcoming entrance hall with stairs rising to the first floor and useful under-stair storage cupboard. To the left is the inviting living room, which overlooks the front of the property through a large window, allowing plenty of natural light to fill the room.

To the rear is the impressive dual-aspect kitchen/diner, fitted with a modern range of wall and base units, integrated appliances and a central island. There is ample space for dining furniture, whilst French doors provide direct access to the rear garden. Off the kitchen/diner is a useful utility area with further plumbing for appliances and an additional door leading outside. The utility also provides access to a convenient ground-floor WC.

To the first floor, the landing provides access to a useful storage cupboard and four good-sized double bedrooms. The main bedroom is positioned to the front and benefits from built-in wardrobes and its own en-suite facilities, whilst the remaining bedrooms are served by the modernised family bathroom, which includes a shower over the bath and heated towel rail.

Externally, the property benefits from a double driveway leading to the garage, providing off-street parking for at least two vehicles, together with a small front lawn. To the rear is a particularly pleasant enclosed garden, surrounded by timber fencing and laid mainly to lawn, with paved patio seating areas and a good degree of natural light. Established shrubs surround the garden and have been well maintained, creating an attractive outdoor space well suited to everyday family life and entertaining.





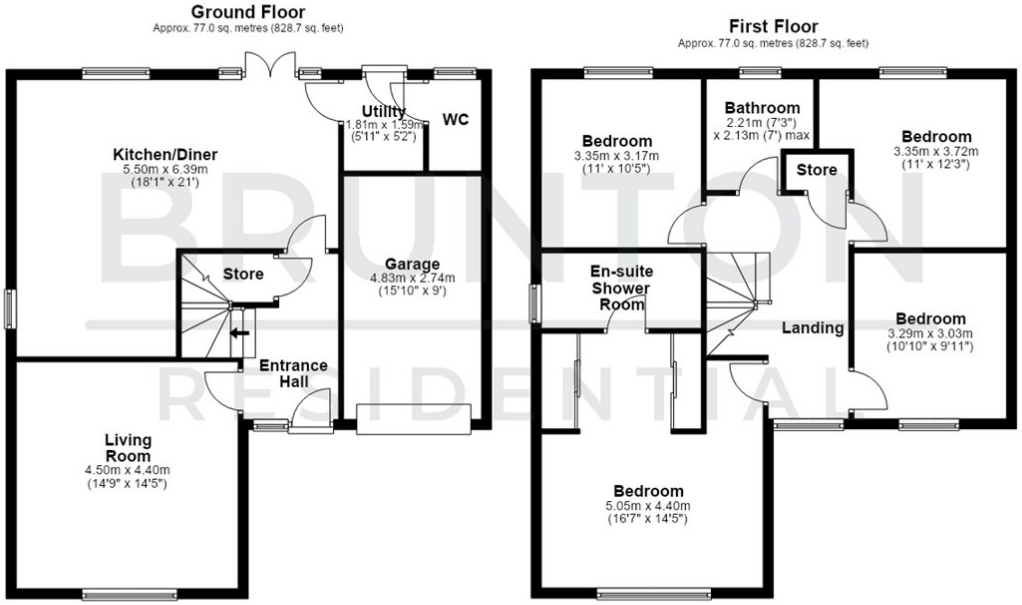
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 154.0 sq. metres (1657.4 sq. feet)



