



Larkspur Avenue Callerton

This fabulous detached property is available for sale with no onward chain and could be sold with furniture included. The front door opens to a welcoming hallway and generous living room with double doors to the dining kitchen. There is a utility room, ground floor WC, first floor landing, family bathroom and four sizeable bedrooms, one of which has an en-suite shower room. The property has an extremely economical heating system including solar panels, 15 kwh batteries, an MVHR ventilation system, an air source heat pump and triple glazing. Externally there is a driveway for off street parking, an integrated garage and a beautiful rear garden with fence boundaries, lawn, planted borders and a patio to enjoy the surroundings. Callerton benefits from highly regarded schools locally and a range of shops and amenities nearby, a viewing is absolutely essential to appreciate the standard of this beautiful home.

Asking Price: £350,000

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Larkspur Avenue Callerton

Entrance Hall 5'5 max into recess x 7'1 plus staircase (1.65m x 2.15m)

Double glazed window to the front, carpeted flooring and radiator.

Lounge 14'7 x 10'10 (4.45m x 3.30m)

With double doors to dining kitchen, carpeted flooring, double glazed window to the front, radiator and storage/comms cupboard



Kitchen Dining Room 10'6 x 17'4 (3.20m x 5.28m)

A beautiful fitted kitchen with quartz work tops, oven, oven/microwave, integrated fridge freezer, integrated dishwasher, electric hob, cooker hood, sink unit, spotlights, tiled flooring, radiator and double-glazed window and French doors to the garden.

Utility Room 5'6 x 7'02 (1.67m x 2.18m)

With base units and quartz work surface, sink unit inset, tiled flooring, radiator and double-glazed door to the rear garden.



Ground Floor WC 4'7 x 7'2 (1.39m x 2.18m)

With tiled flooring, WC, wash hand basin, part tiled walls and radiator.

1st Floor Landing

A carpeted landing with loft access and two storage cupboards.

Bedroom One 10'1 max x 14'5 max into recess (3.07m x 4.39m)

This room has carpeted flooring, radiator and double-glazed window to the front.



En suite 4'9 max x 8'2 (1.44m x 2.48)

With shower enclosure, tiled flooring and part tiled walls, WC, wash hand basin, spotlights and a double-glazed window to the front.

Bedroom Two 10'10 max into recess x 13'10 max into recess (3.30m x 4.21m)

This generous room has a double-glazed window to the front, carpeted flooring, radiator and storage cupboard.

Bedroom Four 11'8 x 7'2 (3.55m x 2.18m)

With double glazed window to the rear, carpeted flooring and radiator.

Family Bathroom 6'9 x 8'1 (2.05m x 2.46m)

With bath tub and shower over, tiled flooring, part tiled flooring, WC, wash hand basin, heated towel rail, spotlights and double-glazed window to the rear.

Bedroom Three 10'3 x 8'1 (3.12m x 2.46m)

A lovely room with double glazed window to the rear, storage cupboard and radiator.

Garage

The property benefits from an integrated single garage with door to the front.

Externally there is a front garden, block paved driveway leading to the garage and a rear garden laid to lawn with planted borders, fence boundaries and a patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway - Garage

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

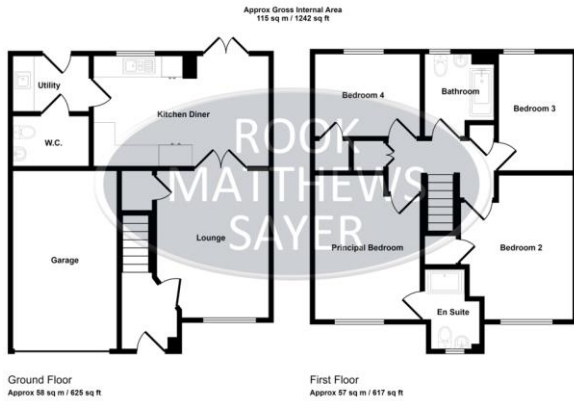
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: A

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Larkspur Avenue, Callerton

Score	Energy rating	Current	Potential
92+	A	102 A	103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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