



Snowdrop Drive Callerton

This beautifully presented four-bedroom home provides practical and functional living space suitable for modern family needs. The ground floor includes an entrance hall, a living room with views of the landscaped wildlife and wildflower area, and a dining kitchen with upgraded fittings and French doors leading to the rear garden. There is also a utility room with access to the rear and a ground-floor WC. The first floor includes four bedrooms, one of which is the main bedroom with an en-suite shower room and views of the wildlife area. A family bathroom serves the remaining bedrooms. Outside, the property includes a driveway and lawned area at the front, as well as a single garage with light, power, and an EV charger. The rear garden features a lawn, paved areas for outdoor use, planted borders, and storage sheds equipped with power and lighting. This home is designed for comfort and practicality.

Asking Price : £350,000

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PROPERTY DESCRIPTION

Entrance Hall

A double-glazed door opens into the hallway, featuring carpeted flooring and a radiator.

Living Room (10'9 x 14'8 / 3.28m x 4.47m)

This lovely room boasts a double-glazed window to the front, offering fabulous views of the landscaped wildlife and wildflower area. The space includes wood-effect flooring, under-stairs storage, a radiator, and doors leading to the dining kitchen. A media panel is housed within a cupboard, with access to broadband via Hyperoptic, Virgin, or BT services.

Dining Kitchen (10'9 x 17'4 / 3.28m x 5.28m)

A light and airy space featuring an upgraded fitted kitchen with modern handles and tap, complemented by contrasting worktops. Includes a sink unit inset, gas hob with cooker hood above, integrated dishwasher, double oven, and fridge freezer. Double-glazed windows and French doors lead to the rear garden. Wood-effect flooring, a radiator, and spotlights complete this stylish room.

Utility Room (6'10 x 5'9 / 2.08m x 1.75m)

A useful space fitted with units, a work surface, and a sink unit. There is room for a washing machine, a central heating boiler, a radiator, and an extractor fan. A double-glazed door provides access to the rear, and wood-effect flooring is consistent with the home's style.

Ground Floor WC

A spacious WC featuring a wash hand basin, a radiator, part-tiled walls, an extractor fan, and wood-effect flooring.

Landing

A carpeted landing area with a storage/airing cupboard and loft access.

Bedroom One (10'0 x 14'5 max into recess / 3.05m x 4.39m)

This luxurious bedroom includes a double-glazed window to the front, offering stunning views of the wildlife and wildflower area. It also features a radiator, carpeted flooring, and a door leading to the en-suite shower room.

En-suite Shower Room

This charming en-suite includes a shower enclosure, WC, wash hand basin, heated towel rail, part-tiled walls, vinyl flooring, double-glazed window to the front, spotlights, and an extractor fan.

Bedroom Four (9'11 x 8'1 plus recess / 3.02m x 2.46m)

A comfortable bedroom with a double-glazed window to the rear, carpeted flooring, and a radiator.

Bathroom

A modern bathroom featuring a bathtub, wash hand basin, WC, part-tiled walls, spotlights, an extractor fan, vinyl flooring, a heated towel rail, and a double-glazed window to the rear.



Bedroom Three (7'2 x 11'8 / 2.18m x 3.56m)

This versatile room includes a double-glazed window to the rear, carpeted flooring, and a radiator.

Bedroom Two (13'1 x 10'9 / 3.99m x 3.28m)

A generous bedroom with a double-glazed window to the front, carpeted flooring, wardrobes, a storage cupboard, and wonderful views of the wildlife and wildflower area.

Garage (9'7 x 19'6 / 2.92m x 5.94m)

A single garage featuring a garage door to the front, light, and power with additional lighting. Includes plasterboard walls, shelving, and a car charger.

Garden

To the front is a driveway and an area laid to lawn. The rear garden is stunning, with planted borders, a lawn, and paved areas ideal for entertaining. Additional features include bin storage, a garden shed with light, power, and sockets, as well as a security light. Eaves spotlights are installed in the garage, with external lighting to the side and additional security lights. A plastic shed provides further storage solutions.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

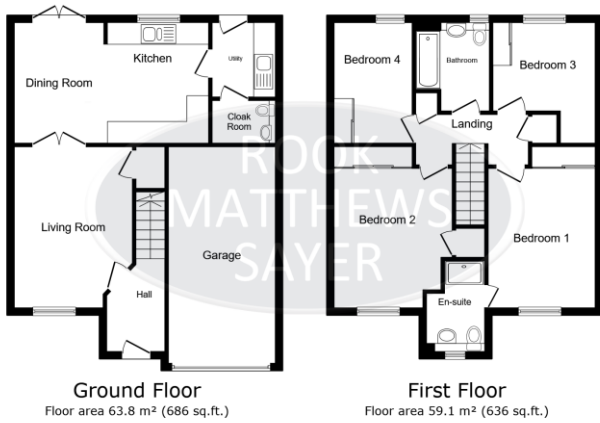
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: B

P00007230.EC.JB.21.11.2024.V1





TOTAL: 122.8 m² (1,322 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections(s). Powered by www.propertybox.co.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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