

# BRUNTON

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## RESIDENTIAL



**MOONEY CRESCENT, CALLERTON, NE5**  
Offers Over £270,000



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Modern Three-Bedroom Detached Home With Attached Garage, Driveway, And A Generous Sunny Rear Garden, Located In The Sought-After Area Of Callerton.

This nearly new build offers bright and airy interiors, including an open-plan kitchen/diner and a lounge positioned to the front. There are three well-proportioned bedrooms, including a principal with an en-suite, plus ample storage, off-street parking, and a private rear garden.

Situated in Callerton, the home enjoys a peaceful residential setting with easy access to local amenities, schools, and excellent transport links.



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The internal accommodation briefly comprises: an entrance hall with tiled flooring, giving access to a ground floor WC and stairs rising to the first floor. To the left is a front-aspect lounge, while to the rear is an open-plan kitchen and dining area. The kitchen is fitted with shaker-style wall and base units, granite work surfaces, and integrated appliances including an oven, hob, and extractor fan, with additional space for further appliances. A rear window overlooks the garden, and the dining area provides space for a dining table, with French doors opening to the garden.

On the first floor, the landing leads to three well-proportioned bedrooms, two of which are comfortable doubles. The principal bedroom benefits from fitted sliding door wardrobes and an en suite shower room with a shower, washbasin, WC, tiled flooring, and part-tiled walls. A family bathroom with a three-piece suite is also accessed from this level, along with a useful storage unit on the landing.

Externally, the property offers a lawned front garden and a double driveway leading to the garage, providing off-street parking. To the rear, there is a generous enclosed garden with a paved seating area and fenced boundaries with gated access.





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TENURE : Freehold

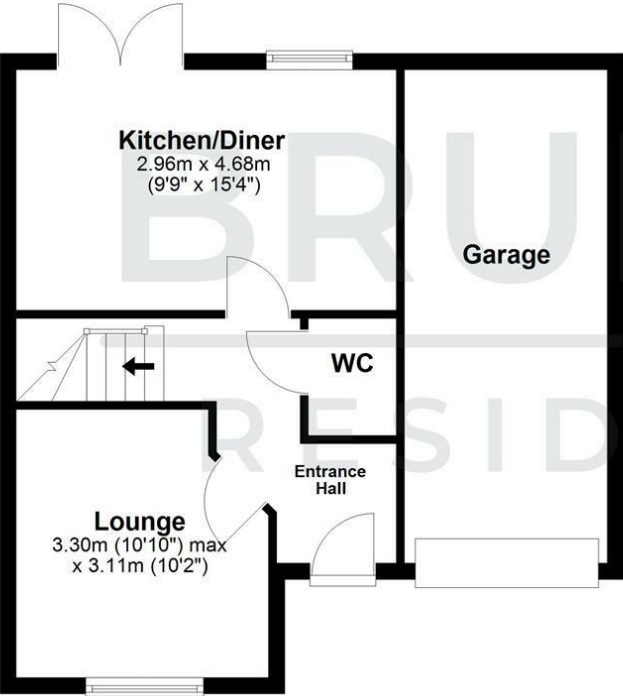
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B

### Ground Floor

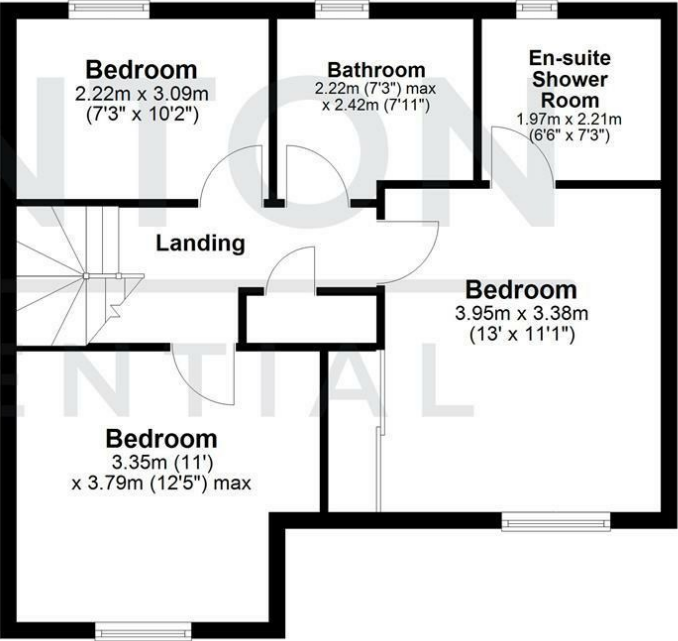
Approx. 48.6 sq. metres (523.2 sq. feet)



D

### First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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