



Brannen&Partners

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Bluebell Wynd, Backworth







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Offers Over £325,000

Description

IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOME PERFECTLY POSITIONED UPON THE SOUGHT AFTER ESTATE OF BACKWORTH PARK

Brannen and Partners are delighted to welcome to the market this immaculately presented four bedroom detached home, tucked within the modern development of Backworth Park in Backworth. Boasting spacious accommodation and contemporary interiors throughout, the property benefits from four good sized bedrooms, inviting living space, open plan kitchen diner with convenient utility, two sleek bathrooms plus downstairs WC, complete with private enclosed rear garden, detached garage and double driveway for off street parking.

Briefly comprising: Welcome entrance hallway connects to the living space and offers stairs to the first floor.

Initially to the right, the warm and inviting living space presents a neutral design, finished with a large picture window, feature panelling and integral media wall with incorporated LED fire. Complete with under stairs storage, a door leads into the kitchen diner.

Progressing into the rear of the home and offering an open plan layout, the kitchen diner features two tone cabinetry framed with stone effect worktops and houses an integral eye level oven, hob, extractor, fridge freezer and dishwasher. Finished with a dual aspect, including French doors out to the rear garden, the space accommodates a four seater dining table and access to the convenient utility. Complete with fixtures and plumbing for a washing machine and tumble dryer plus further cupboard space and access to the WC and garden, the utility room offers ultimate practicality.

Upon the first floor, the L shaped landing provides access to all four bedrooms and family bathroom, whilst housing integral storage. All bedrooms are well sized and house fitted wardrobes, with the smallest being utilised as a home office. The primary bedroom incorporates an en suite shower room furnished with a walk in rainfall shower, integral WC, heated towel rail and wash basin.

Finalising the home, the family bathroom presents a similar interior to the shower room, but offering an integral bath with shower overhead, WC, heated towel rail and wall mounted wash basin.

Externally to the rear, the private enclosed rear garden is of a good size. Laid to patio initially, a well maintained lawn is beyond this, secured with a fenced boundary and raised decking areas. Gate access leads out to the double driveway, positioned for access to the integral garage.

Backworth is a popular residential area offering good transportation links including the nearby Northumberland Park Metro along with good road links to the picturesque North East coastline and Newcastle City centre. Northumberland Park station now operates the Northern Line rail route also. There are a selection of shops, restaurants, primary school and other amenities nearby.

Entrance Hallway
7'6" x 4'6"

Living Room
18'2" x 9'2"

Kitchen Diner
10'5" x 14'2"

Utility Room
6'8" x 4'9"

WC
6'2" x 4'0"

Landing
5'6" x 11'3"

Bedroom One
12'10" x 10'5"

En Suite
6'7" x 4'2"

Bedroom Two
9'8" x 9'1"

Bedroom Three
13'10" x 8'6"

Bedroom Four
11'11" x 5'4"

Bathroom
7'2" x 6'11"

Garage
16'10" x 8'10"

Front & Rear Gardens

Tenure
Freehold











